Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/1a Campbell Grove, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $760,000 & $820,000

Median sale price

Median price $695,000 Property Type Unit Suburb Northcote

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/14 Albert St NORTHCOTE 3070	$796,000	26/07/2025
2	2/8 Louise St CLIFTON HILL 3068	$820,000	10/07/2025
3	2/107 Herbert St NORTHCOTE 3070	$782,000	16/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/11/2025 09:33

1/1a Campbell Grove, Northcote Vic 3070

JellisCraig

Tommasina Brizzi
03 9403 9300
0404 418 885
tommasinabrizzi@jelliscraig.com.au



2 1.5 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$760,000 - $820,000
Median Unit Price
September quarter 2025: $695,000

Comparable Properties



5/14 Albert St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $796,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)

Agent Comments



2/8 Louise St CLIFTON HILL 3068 (VG)

2 - -

Price: $820,000
Method: Sale
Date: 10/07/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

2/107 Herbert St NORTHCOTE 3070 (VG)

2 - -

Price: $782,000
Method: Sale
Date: 16/05/2025
Property Type: Townhouse (Conjoined)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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