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	110 Helen Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,747,500 Property Type House 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	8 Gordon Gr NORTHCOTE 3070	$1,350,000	10/11/2025
2	14 Claude St NORTHCOTE 3070	$1,377,500	09/11/2025
3	8 Victoria Rd NORTHCOTE 3070	$1,330,000	08/07/2025

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: 18/11/2025 16:14

110 Helen Street, Northcote Vic 3070

JellisCraig

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au



2 1 1

Property Type: House (Res)
Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2025: $1,747,500

Comparable Properties



8 Gordon Gr NORTHCOTE 3070 (REI)

2 1 1

Price: $1,350,000
Method: Private Sale
Date: 10/11/2025
Property Type: House

Agent Comments



14 Claude St NORTHCOTE 3070 (REI)

2 1 1

Price: $1,377,500
Method: Private Sale
Date: 09/11/2025
Property Type: House (Res)

Agent Comments



8 Victoria Rd NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,330,000
Method: Sold Before Auction
Date: 08/07/2025
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments

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