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	48 Bridge Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,920,000 & $2,000,000

Median sale price

Median price $1,800,000 Property Type House Suburb Northcote

Period - From 01/10/2025 to 31/12/2025 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	133 Charles St NORTHCOTE 3070	$2,008,000	25/10/2025
2	90 Bridge St NORTHCOTE 3070	$2,050,000	24/10/2025
3	27 Westgarth St NORTHCOTE 3070	$2,200,000	14/09/2025

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: 11/03/2026 20:42

48 Bridge Street, Northcote Vic 3070

John Karr
03 9403 9300
0419 522 328
JohnKarr@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 379 sqm approx

Agent Comments

Indicative Selling Price
$1,920,000 - $2,000,000
Median House Price
December quarter 2025: $1,800,000

Comparable Properties



133 Charles St NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $2,008,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 289 sqm approx

Agent Comments



90 Bridge St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $2,050,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 413 sqm approx

Agent Comments



27 Westgarth St NORTHCOTE 3070 (REI/VG)

4 2 -

Price: $2,200,000
Method: Private Sale
Date: 14/09/2025
Property Type: House (Res)
Land Size: 419 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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