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	115 Separation Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $995,000 Property Type Townhouse Suburb Northcote

Period - From 25/02/2025 to 24/02/2026 Source Property Data

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	1/29 Hayes St NORTHCOTE 3070	$1,400,000	09/12/2025
2	4/49 James St NORTHCOTE 3070	$1,350,000	25/10/2025
3	1/21 Andrew St NORTHCOTE 3070	$1,370,000	30/08/2025

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: 25/02/2026 14:46

115 Separation Street, Northcote Vic 3070

JellisCraig

Richard Rose
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Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
25/02/2025 - 24/02/2026: $995,000



3 | 3 | 2 Car Garage

Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/29 Hayes St NORTHCOTE 3070 (REI/VG)

3 | 2 | 2

Price: $1,400,000
Method: Private Sale
Date: 09/12/2025
Property Type: Townhouse (Single)

Agent Comments



4/49 James St NORTHCOTE 3070 (REI/VG)

3 | 1 | 2

Price: $1,350,000
Method: Private Sale
Date: 25/10/2025
Property Type: Townhouse (Single)

Agent Comments



1/21 Andrew St NORTHCOTE 3070 (REI/VG)

3 | 1 | 1

Price: $1,370,000
Method: Sold Before Auction
Date: 30/08/2025
Property Type: Townhouse (Res)

Agent Comments

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