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	2/141 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price $949,000

Median sale price

Median price $660,000 Property Type Unit 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	3/21-23 Collins St THORNBURY 3071	$965,000	28/03/2026
2	9/162 Westgarth St NORTHCOTE 3070	$961,000	16/03/2026
3	2/286 High St NORTHCOTE 3070	$936,000	26/11/2025

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: 31/03/2026 10:22

2/141 Separation Street, Northcote Vic 3070

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au

Indicative Selling Price
$949,000
Median Unit Price
December quarter 2025: $660,000



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



3/21-23 Collins St THORNBURY 3071 (REI)

3 2 1

Price: $965,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



9/162 Westgarth St NORTHCOTE 3070 (REI)

3 2 2

Price: $961,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment

Agent Comments



2/286 High St NORTHCOTE 3070 (REI/VG)

3 2 1

Price: $936,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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