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	7 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between $1,680,000 & $1,780,000

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	81 Smith St THORNBURY 3071	$1,715,000	28/02/2026
2	46 Charles St NORTHCOTE 3070	$1,670,000	28/02/2026
3	58 Helen St NORTHCOTE 3070	$1,680,000	31/10/2025

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: 20/03/2026 09:45

7 Gladstone Avenue, Northcote Vic 3070

JellisCraig

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



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,680,000 - $1,780,000
Median House Price
December quarter 2025: $1,800,000

Comparable Properties



81 Smith St THORNBURY 3071 (REI)

3 1 1

Price: $1,715,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 298 sqm approx

Agent Comments



46 Charles St NORTHCOTE 3070 (REI)

3 1 -

Price: $1,670,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments



58 Helen St NORTHCOTE 3070 (REI/VG)

3 2 -

Price: $1,680,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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