

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

102/68 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between \$480,000 & \$525,000

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	4/11 Christmas St NORTHCOTE 3070	\$555,000	27/02/2026
2	14/125 Separation St NORTHCOTE 3070	\$492,500	12/02/2026
3	2/239 St Georges Rd NORTHCOTE 3070	\$475,000	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.~~

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David Sanguinedo
03 8415 6100
0449 903 346

davidsanguinedo@jellisrcraig.com.au

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

December quarter 2025: \$660,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/11 Christmas St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 27/02/2026

Property Type: Unit

Land Size: 1042 sqm approx



14/125 Separation St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 -

Price: \$492,500

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



2/239 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100