

# 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

102/1a Campbell Grove, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$880,000

### Median sale price

Median price \$950,000 Property Type Townhouse Suburb Northcote

Period - From 23/04/2025 to 22/04/2026 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	12/1a Campbell Gr NORTHCOTE 3070	\$920,000	19/03/2026
2	2/54 Clarendon St THORNBURY 3071	\$888,000	18/02/2026
3	6 Lomandra Wkwy BRUNSWICK EAST 3057	\$815,000	23/10/2025

**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:

23/04/2026 14:34

102/1a Campbell Grove, Northcote Vic 3070

Domenic Malgeri  
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$830,000 - \$880,000  
**Median Townhouse Price**  
23/04/2025 - 22/04/2026: \$950,000

## Comparable Properties



**12/1a Campbell Gr NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 19/03/2026  
**Property Type:** Townhouse (Res)



**2/54 Clarendon St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$888,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** Townhouse (Res)



**6 Lomandra Wkwy BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9459 8111



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