

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

30 Claude Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,753,000 Property Type House Suburb Northcote

Period - From 01/01/2026 to 31/03/2026 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 | 14 Emmaline St NORTHCOTE 3070 | \$1,210,000 | 13/12/2025 |
| 2 | 24 Gordon Gr NORTHCOTE 3070 | \$1,230,000 | 17/12/2025 |
| 3 | 163 Gladstone Av NORTHCOTE 3070 | \$1,230,000 | 24/11/2025 |

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:

09/04/2026 17:31

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Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,753,000



Property Type: House

Land Size: 108 sqm approx

Agent Comments

Comparable Properties



14 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 229 sqm approx



24 Gordon Gr NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 204 sqm approx



163 Gladstone Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Sold Before Auction

Date: 24/11/2025

Property Type: House (Res)

Land Size: 205 sqm approx

Account - Jellis Craig | P: 03 9403 9300