

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

128 Bastings Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,500,000 & \$2,600,000

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	107 Gooch St THORNBURY 3071	\$2,580,000	25/10/2025
2	3 Dally St NORTHCOTE 3070	\$2,702,000	08/11/2025
3	1 Francis Gr THORNBURY 3071	\$2,825,000	27/11/2025

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:

22/04/2026 12:00

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Indicative Selling Price

\$2,500,000 - \$2,600,000

Median House Price

March quarter 2026: \$1,753,000



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 362 sqm approx

[Agent Comments](#)

Comparable Properties



107 Gooch St THORBURY 3071 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,580,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 412 sqm approx



3 Dally St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$2,702,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 245 sqm approx



1 Francis Gr THORBURY 3071 (REI/VG)

[Agent Comments](#)

 4  2  1

Price: \$2,825,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 416 sqm approx

Account - Jellis Craig | P: 03 9403 9300