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	12 Park Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,670,000

Median sale price

Median price $1,763,000 Property Type House Suburb Northcote

Period - From 01/04/2025 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	48a Beaconsfield Pde NORTHCOTE 3070	$1,660,000	30/05/2026
2	14 Bent St NORTHCOTE 3070	$1,735,000	13/05/2026
3	8 Park St NORTHCOTE 3070	$1,660,000	15/01/2026

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: 29/06/2026 11:44

12 Park Street, Northcote Vic 3070

JellisCraig

Sam Rigopoulos
03 9403 9300
0425 834 583
samrigopoulos@jelliscraig.com.au



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,670,000
Median House Price
Year ending March 2026: $1,763,000

Comparable Properties



48a Beaconsfield Pde NORTHCOTE 3070 (REI)

3 1 2

Price: $1,660,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments



14 Bent St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,735,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments



8 Park St NORTHCOTE 3070 (VG)

3 - -

Price: $1,660,000
Method: Sale
Date: 15/01/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 205 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata.com.au

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