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	34a Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $1,660,000 Property Type House Suburb Northcote

Period - From 01/04/2026 to 30/06/2026 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	37 Charles St NORTHCOTE 3070	$1,645,000	21/03/2026
2	31b Union St NORTHCOTE 3070	$1,630,000	03/03/2026
3			

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: 18/07/2026 10:36

34a Emmaline Street, Northcote Vic 3070

Johanna Doherty
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
June quarter 2026: $1,660,000

Comparable Properties



37 Charles St NORTHCOTE 3070 (REI/VG)

3 2 2

Price: $1,645,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 237 sqm approx

Agent Comments



31b Union St NORTHCOTE 3070 (REI/VG)

4 3 1

Price: $1,630,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 189 sqm approx

Agent Comments

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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