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	124 Bent Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,300,000 & $1,375,000

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	133a Elm St NORTHCOTE 3070	$1,225,000	16/06/2026
2	139 Bent St NORTHCOTE 3070	$1,260,000	20/03/2026
3	37a Mccracken Av NORTHCOTE 3070	$1,425,000	22/01/2026

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: 30/06/2026 12:03

124 Bent Street, Northcote Vic 3070

JellisCraig

Nigel Harry
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2 1 1

Property Type: House (Res)
Land Size: 185 sqm approx

Indicative Selling Price
$1,300,000 - $1,375,000
Median House Price
March quarter 2026: $1,753,000

Agent Comments

Combining contemporary sophistication, premium finishes and low-maintenance ease, this impeccably presented two-bedroom residence offers an outstanding lifestyle opportunity in one of Melbourne's most sought-after inner-north locations.

Comparable Properties



133a Elm St NORTHCOTE 3070 (REI)

2 1 1

Price: $1,225,000
Method: Sold Before Auction
Date: 16/06/2026
Property Type: House (Res)

Agent Comments

Similar age and accommodation over two levels, but not renovated to the same standard as the target property. Land size approximately 212m2 and located within very close proximity.



139 Bent St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,260,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 184 sqm approx

Agent Comments

Similar accommodation and land size located within very close proximity of the target property. However, this was an original home, not renovated to the same standard.



37a Mccracken Av NORTHCOTE 3070 (REI/VG)

2 1 2

Price: $1,425,000
Method: Sold Before Auction
Date: 22/01/2026
Property Type: House (Res)
Land Size: 221 sqm approx

Agent Comments

Newer build, finished to a comparable standard with the addition of a garage, on a slightly larger allotment. Located within close proximity of the target property.

REIV THE DIFFERENCE | propertydata.com.au

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