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	2/21 Derby Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,550,000 & $1,595,000

Median sale price

Median price $1,750,000 Property Type House Suburb Northcote

Period - From 01/07/2025 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	34a Emmaline St NORTHCOTE 3070	$1,555,000	23/07/2026
2	17 Woodside St FITZROY NORTH 3068	$1,590,000	16/07/2026
3	13a Sparks Av FAIRFIELD 3078	$1,627,500	05/06/2026

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: 18/08/2026 10:49

2/21 Derby Street, Northcote Vic 3070

JellisCraig

Toni Leskovec
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0423 972 613
tonileskovec@jelliscraig.com.au

Indicative Selling Price
$1,550,000 - $1,595,000
Median House Price
Year ending June 2026: $1,750,000



3 2 2

Property Type: Townhouse
Land Size: 249m2 sqm approx

Agent Comments

Comparable Properties



34a Emmaline St NORTHCOTE 3070 (REI)

3 2 1

Price: $1,555,000
Method: Private Sale
Date: 23/07/2026
Property Type: House

Agent Comments



17 Woodside St FITZROY NORTH 3068 (REI)

3 1 1

Price: $1,590,000
Method: Private Sale
Date: 16/07/2026
Property Type: House

Agent Comments



13a Sparks Av FAIRFIELD 3078 (REI)

3 2 2

Price: $1,627,500
Method: Sold Before Auction
Date: 05/06/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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