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	23 Park Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	16 Dennis St NORTHCOTE 3070	$1,075,000	06/07/2026
2	22 Apperley St FITZROY NORTH 3068	$1,080,000	29/06/2026
3	135 Ramsden St CLIFTON HILL 3068	$1,100,000	02/05/2026

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: 11/08/2026 15:43

23 Park Street, Northcote Vic 3070

JellisCraig

Paula Beavis
03 9403 9300
0407267366
paulabeavis@jelliscraig.com.au

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2026: $1,750,000



2 1 0

Property Type: House

Agent Comments

Comparable Properties



16 Dennis St NORTHCOTE 3070 (REI)

2 1 2

Price: $1,075,000
Method: Private Sale
Date: 06/07/2026
Property Type: House

Agent Comments



22 Apperley St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,080,000
Method: Private Sale
Date: 29/06/2026
Property Type: House (Res)

Agent Comments



135 Ramsden St CLIFTON HILL 3068 (REI)

2 1 -

Price: $1,100,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata.com.au

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