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	35 Charles Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	38 Elm St NORTHCOTE 3070	$1,300,000	31/03/2026
2	25 Park St NORTHCOTE 3070	$1,450,000	05/06/2026
3	133 Roseneath St CLIFTON HILL 3068	$1,537,000	19/03/2026

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 16:04

35 Charles Street, Northcote Vic 3070

JellisCraig

Andrew Simondson
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0412 999 128
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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2026: $1,660,000

Comparable Properties



38 Elm St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 31/03/2026
Property Type: House (Res)
Land Size: 228 sqm approx

Agent Comments



25 Park St NORTHCOTE 3070 (REI/VG)

2 2 -

Price: $1,450,000
Method: Sold Before Auction
Date: 05/06/2026
Property Type: House (Res)
Land Size: 140 sqm approx

Agent Comments



133 Roseneath St CLIFTON HILL 3068 (REI/VG)

2 1 -

Price: $1,537,000
Method: Private Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments

REIV THE DIFFERENCE

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