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	9 Northcote Street, Northcote Vic 3070

Indicative selling price

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

Single price: $1,425,000

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	42 Mclachlan St NORTHCOTE 3070	$1,474,200	15/09/2026
2	117 Clarke St NORTHCOTE 3070	$1,299,000	05/09/2026
3	13 Fenwick St THORNBURY 3071	$1,400,000	03/07/2026

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: 22/09/2026 15:14

9 Northcote Street, Northcote Vic 3070

JellisCraig

Stefan Di Loreto
9403 9300
0400 621 082
stefandiloreto@jelliscraig.com.au



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,425,000
Median House Price
June quarter 2026: $1,660,000

Comparable Properties



42 Mclachlan St NORTHCOTE 3070 (REI)

2 1 -

Price: $1,474,200
Method: Sold Before Auction
Date: 15/09/2026
Property Type: House
Land Size: 220 sqm approx

Agent Comments



117 Clarke St NORTHCOTE 3070 (REI)

3 2 -

Price: $1,299,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)

Agent Comments



13 Fenwick St THORNBURY 3071 (REI)

3 1 1

Price: $1,400,000
Method: Sold Before Auction
Date: 03/07/2026
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata.com.au

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