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	42 Mclachlan Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	88 Thomson St NORTHCOTE 3070	$1,490,000	14/06/2026
2	38 Elm St NORTHCOTE 3070	$1,300,000	31/03/2026
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: 09/09/2026 12:11

42 Mclachlan Street, Northcote Vic 3070

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



2 1 0

Property Type: House
Land Size: 220 sqm approx

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2026: $1,660,000

Agent Comments

Offering two generous bedrooms with built-in robes, a light-filled living room and open-plan kitchen/dining area with stone benchtops and quality appliances. Additional features include a stylish bathroom, built-in laundry, heating and cooling, polished floorboards and a private courtyard garden.

Comparable Properties



88 Thomson St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,490,000
Method: Private Sale
Date: 14/06/2026
Property Type: House
Land Size: 290 sqm approx

Agent Comments



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



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

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

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