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	22 Newmarket Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	6 Henderson St NORTHCOTE 3070	$1,425,000	10/08/2026
2	7 Francis Gr THORNBURY 3071	$1,350,000	22/07/2026
3	146 Gladstone Av NORTHCOTE 3070	$1,400,000	17/07/2026

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: 16/09/2026 10:17

22 Newmarket Street, Northcote Vic 3070

JellisCraig

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



3 1 0

Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2026: $1,660,000

Comparable Properties



6 Henderson St NORTHCOTE 3070 (REI)

3 1 2

Price: $1,425,000
Method: Private Sale
Date: 10/08/2026
Property Type: House
Land Size: 356 sqm approx

Agent Comments



7 Francis Gr THORNBURY 3071 (REI)

3 1 4

Price: $1,350,000
Method: Private Sale
Date: 22/07/2026
Property Type: House
Land Size: 414 sqm approx

Agent Comments



146 Gladstone Av NORTHCOTE 3070 (REI)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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