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	103/72 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between $320,000 & $340,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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	2/42 Dundas St THORNBURY 3071	$307,000	03/03/2025
2	3/46 Mitchell St NORTHCOTE 3070	$325,000	12/02/2025
3	1/26 Darebin Rd NORTHCOTE 3070	$339,000	11/01/2025

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: 02/04/2025 09:17

103/72 Gadd Street, Northcote Vic 3070

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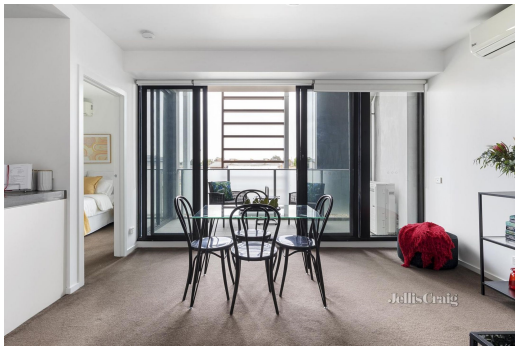

1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000 - $340,000
Median Unit Price
December quarter 2024: $630,000

Comparable Properties



2/42 Dundas St THORNBURY 3071 (REI)

1 1 1

Price: $307,000
Method: Private Sale
Date: 03/03/2025
Property Type: Unit

Agent Comments

3/46 Mitchell St NORTHCOTE 3070 (VG)

1 - -

Price: $325,000
Method: Sale
Date: 12/02/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



1/26 Darebin Rd NORTHCOTE 3070 (REI)

1 1 1

Price: $339,000
Method: Private Sale
Date: 11/01/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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