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	49 Herbert Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,600,000 Property Type House 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	51 Flinders St THORNBURY 3071	$1,425,000	14/09/2024
2	50 Union St NORTHCOTE 3070	$1,538,000	23/11/2024
3	3 Gooch St THORNBURY 3071	$1,600,000	29/11/2024

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: 28/01/2025 12:53

49 Herbert Street, Northcote Vic 3070

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



3 1 1

Property Type: House
Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
December quarter 2024: $1,600,000

Comparable Properties



51 Flinders St THORNBURY 3071 (REI/VG)

3 1 -

Price: $1,425,000
Method: Private Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



50 Union St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,538,000
Method: Auction Sale
Date: 23/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments



3 Gooch St THORNBURY 3071 (REI)

3 1 -

Price: $1,600,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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