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	26 Leonard Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,775,000

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	28a Kelvin Rd ALPHINGTON 3078	$1,777,000	15/03/2025
2	85 Ramsden St CLIFTON HILL 3068	$1,775,000	22/02/2025
3	89 Mitchell St NORTHCOTE 3070	$1,750,000	17/02/2025

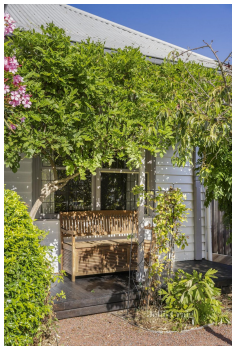
OR

~~**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: 22/03/2025 10:45

26 Leonard Street, Northcote Vic 3070

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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,775,000
Median House Price
December quarter 2024: $1,600,000

Comparable Properties



28a Kelvin Rd ALPHINGTON 3078 (REI)

3 2 1

Price: $1,777,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House
Land Size: 301 sqm approx

Agent Comments



85 Ramsden St CLIFTON HILL 3068 (REI)

3 1 1

Price: $1,775,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



89 Mitchell St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,750,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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