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	23 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	89 Rennie St THORNBURY 3071	$1,510,000	15/02/2025
2	150 Mitchell St NORTHCOTE 3070	$1,570,000	06/02/2025
3	79 Bastings St NORTHCOTE 3070	$1,555,000	09/11/2024

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: 26/02/2025 09:12

23 Gladstone Avenue, Northcote Vic 3070

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



3 1

Property Type: House
Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2024: $1,600,000

Comparable Properties



89 Rennie St THORNBURY 3071 (REI)

3 1 1

Price: $1,510,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments



150 Mitchell St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,570,000
Method: Private Sale
Date: 06/02/2025
Property Type: House

Agent Comments



79 Bastings St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,555,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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