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	113 Kellett Street, Northcote Vic 3070

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	49 Alphington St ALPHINGTON 3078	$2,080,000	10/01/2025
2	205 Westgarth St NORTHCOTE 3070	$2,130,000	09/12/2024
3	251 Raleigh St THORNBURY 3071	$2,110,000	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: 19/03/2025 17:00

113 Kellett Street, Northcote Vic 3070

Nigel Harry
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4 2 1

Property Type: House (Res)
Land Size: 409 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2024: $1,600,000

Agent Comments

Curvaceous Mediterranean-inspired, architect-designed c1940s corner abode presents an array of versatile spaces, easily adapting to family needs for extra accommodation or living spaces.

Comparable Properties



49 Alphington St ALPHINGTON 3078 (REI/VG)

3 2 2

Price: $2,080,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 480 sqm approx

Agent Comments



205 Westgarth St NORTHCOTE 3070 (REI/VG)

4 3 1

Price: $2,130,000
Method: Private Sale
Date: 09/12/2024
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments



251 Raleigh St THORNBURY 3071 (REI)

4 2 2

Price: $2,110,000
Method: Private Sale
Date: 29/11/2024
Property Type: House

Agent Comments

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