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	52 Derby Street, Northcote Vic 3070

Indicative selling price

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

Single price $2,850,000

Median sale price

Median price $1,725,000 Property Type House Suburb Northcote

Period - From 01/01/2025 to 31/03/2025 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	9 Peel St NORTHCOTE 3070	$2,830,000	22/03/2025
2			
3			

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: 24/05/2025 12:33

52 Derby Street, Northcote Vic 3070

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



4 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,850,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



9 Peel St NORTHCOTE 3070 (REI/VG)

4 2 2

Price: $2,830,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 436 sqm approx

Agent Comments

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.

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