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	24 Mitchell Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	36 Ross St NORTHCOTE 3070	$1,100,000	16/04/2025
2	22 Hayes St NORTHCOTE 3070	$1,250,000	10/01/2025
3	22 Darebin Rd NORTHCOTE 3070	$1,290,000	23/12/2024

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: 07/05/2025 11:16

24 Mitchell Street, Northcote Vic 3070

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



36 Ross St NORTHCOTE 3070 (REI)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 16/04/2025
Property Type: House

Agent Comments



22 Hayes St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,250,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 249 sqm approx

Agent Comments



22 Darebin Rd NORTHCOTE 3070 (REI/VG)

2 1 2

Price: $1,290,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 232 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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