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	31 Quarrion Lane, Northcote Vic 3070

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $660,000 Property Type Unit 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	14 Duncan St FAIRFIELD 3078	$1,130,000	24/05/2025
2	4/48a Clyde St THORNBURY 3071	$1,160,000	28/04/2025
3	107b South Cr NORTHCOTE 3070	$1,120,000	27/03/2025

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: 23/06/2025 15:54

31 Quarrion Lane, Northcote Vic 3070

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



2 1 1

Property Type: Townhouse
Land Size: 139 sqm approx

Indicative Selling Price
$1,200,000 - $1,250,000
Median Unit Price
March quarter 2025: $660,000

Agent Comments

Masterful design created an oasis in this gorgeous two bedroom home so close to Northcote's best features. Miele kitchen, dining and living to picturesque courtyard. Study and covered OSP.

Comparable Properties



14 Duncan St FAIRFIELD 3078 (REI)

2 1 2

Price: $1,130,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments



4/48a Clyde St THORNBURY 3071 (REI)

2 1 1

Price: $1,160,000
Method: Sold Before Auction
Date: 28/04/2025
Property Type: Townhouse (Res)

Agent Comments



107b South Cr NORTHCOTE 3070 (REI)

2 1 1

Price: $1,120,000
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)

Agent Comments

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