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	4 Grandview Grove, Northcote Vic 3070

Indicative selling price

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

Single price $1,600,000

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	30 Thames St NORTHCOTE 3070	$1,660,000	10/04/2025
2	2 Mitchell St FAIRFIELD 3078	$1,400,000	06/01/2025
3	4 Northcote St NORTHCOTE 3070	$1,683,000	07/12/2024

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: 04/06/2025 15:29

4 Grandview Grove, Northcote Vic 3070

Nigel Harry
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nigelharry@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 449 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



30 Thames St NORTHCOTE 3070 (REI)

2 1 2

Price: $1,660,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)

Agent Comments



2 Mitchell St FAIRFIELD 3078 (REI/VG)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 383 sqm approx

Agent Comments



4 Northcote St NORTHCOTE 3070 (REI/VG)

3 1 2

Price: $1,683,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 388 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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