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	30 Brooke Street, Northcote Vic 3070

Indicative selling price

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

Range between $2,250,000 & $2,350,000

Median sale price

Median price $1,750,500 Property Type House Suburb Northcote

Period - From 01/04/2025 to 30/06/2025 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	15 Henry St NORTHCOTE 3070	$2,275,000	21/05/2025
2	62 Andrew St NORTHCOTE 3070	$2,330,000	17/05/2025
3	344 Clarke St NORTHCOTE 3070	$2,360,000	05/04/2025

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: 11/08/2025 20:02

30 Brooke Street, Northcote Vic 3070

JellisCraig

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

Indicative Selling Price
$2,250,000 - $2,350,000
Median House Price
June quarter 2025: $1,750,500



4 1 2

Property Type: House
Land Size: 545 sqm approx

Agent Comments

Comparable Properties



15 Henry St NORTHCOTE 3070 (REI/VG)

4 2 -

Price: $2,275,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments



62 Andrew St NORTHCOTE 3070 (REI/VG)

3 1 2

Price: $2,330,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments



344 Clarke St NORTHCOTE 3070 (REI/VG)

4 2 -

Price: $2,360,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 491 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata.com.au

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