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	108 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,400,000 & $1,450,000

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	50 Leinster Gr THORNBURY 3071	$1,450,000	18/08/2025
2	20 Newman St THORNBURY 3071	$1,415,000	21/06/2025
3	108 Hutton St THORNBURY 3071	$1,493,000	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: 08/09/2025 19:38

108 Emmaline Street, Northcote Vic 3070

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2025: $1,750,500



3 1 0

Property Type: House
Land Size: 414 sqm approx

Agent Comments

Comparable Properties



50 Leinster Gr THORNBURY 3071 (REI)

4 3 2

Price: $1,450,000
Method: Expression of Interest
Date: 18/08/2025
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments



20 Newman St THORNBURY 3071 (REI/VG)

3 1 3

Price: $1,415,000
Method: Private Sale
Date: 21/06/2025
Property Type: House
Land Size: 418 sqm approx

Agent Comments



108 Hutton St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,493,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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