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	8 Gordon Grove, Northcote Vic 3070

Indicative selling price

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

Single price: $1,420,000

Median sale price

Median price: $1,747,500 Property Type: House Suburb: Northcote

Period - From: 01/07/2025 to: 30/09/2025 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 Gordon Gr NORTHCOTE 3070	$1,475,000	11/10/2025
2	8 Victoria Rd NORTHCOTE 3070	$1,330,000	08/07/2025
3	24 Mitchell St NORTHCOTE 3070	$1,400,000	19/05/2025

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: 17/10/2025 15:45

8 Gordon Grove, Northcote Vic 3070

JellisCraig

Paula Beavis
03 9403 9300
0407267366
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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,420,000
Median House Price
September quarter 2025: $1,747,500

Comparable Properties



15 Gordon Gr NORTHCOTE 3070 (REI)

2 1 1

Price: $1,475,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



8 Victoria Rd NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,330,000
Method: Sold Before Auction
Date: 08/07/2025
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments



24 Mitchell St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,400,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 162 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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