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	61 Derby Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,950,000

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	1 Rucker St NORTHCOTE 3070	$2,025,000	24/09/2025
2	8 Monash Av THORNBURY 3071	$1,870,000	26/08/2025
3	25 Wales St THORNBURY 3071	$1,850,000	04/08/2025

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: 15/11/2025 14:17

61 Derby Street, Northcote Vic 3070

JellisCraig

Nigel Harry
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0412 464 116
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3 2 1

Property Type: House
Land Size: 380 sqm approx

Indicative Selling Price
$1,950,000
Median House Price
September quarter 2025: $1,747,500

Agent Comments

Step into this delightful 1925 gem, enhanced for modern comfort, offering timeless appeal and lifestyle convenience.

Comparable Properties



1 Rucker St NORTHCOTE 3070 (REI)

3 2 -

Price: $2,025,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)

Agent Comments

Land size 391m2 (Approx.)



8 Monash Av THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,870,000
Method: Private Sale
Date: 26/08/2025
Property Type: House (Res)
Land Size: 338 sqm approx

Agent Comments



25 Wales St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,850,000
Method: Private Sale
Date: 04/08/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments

REIV THE DIFFERENCE

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