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	14 Claude Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	11 Armadale St THORNBURY 3071	$1,220,000	29/07/2025
2	6 St David St NORTHCOTE 3070	$1,325,000	24/05/2025
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: 23/10/2025 16:29

14 Claude Street, Northcote Vic 3070

JellisCraig

Sam Rigopoulos
03 9403 9300
0425 834 583
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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2025: $1,747,500

Comparable Properties



11 Armadale St THORNBURY 3071 (REI/VG)

2 1 -

Price: $1,220,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 182 sqm approx

Agent Comments



6 St David St NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,325,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 258 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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