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	52 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between $2,650,000 & $2,900,000

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	24 Oldis Av NORTHCOTE 3070	$2,711,000	20/09/2025
2	21 Tanner Gr NORTHCOTE 3070	$2,760,000	02/08/2025
3	40 Simpson St NORTHCOTE 3070	$2,900,000	17/07/2025

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: 29/10/2025 13:47

52 Gladstone Avenue, Northcote Vic 3070

JellisCraig

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au

Indicative Selling Price
$2,650,000 - $2,900,000
Median House Price
September quarter 2025: $1,747,500



5 4 0

Property Type: House
Land Size: 446 sqm approx

Agent Comments

Comparable Properties



24 Oldis Av NORTHCOTE 3070 (REI)

4 2 2

Price: $2,711,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)

Agent Comments



21 Tanner Gr NORTHCOTE 3070 (REI)

4 3 4

Price: $2,760,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



40 Simpson St NORTHCOTE 3070 (REI/VG)

5 2 4

Price: $2,900,000
Method: Private Sale
Date: 17/07/2025
Property Type: House
Land Size: 372 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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