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	16 Alphington Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,800,000 Property Type House Suburb Northcote

Period - From 01/10/2025 to 31/12/2025 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	125 Clarendon St THORNBURY 3071	$1,605,000	21/08/2025
2	181 Gooch St THORNBURY 3071	$1,630,000	17/10/2025
3	6 Wakanui St NORTHCOTE 3070	$1,865,000	29/10/2025

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: 28/01/2026 16:04

16 Alphington Street, Northcote Vic 3070

Toni Leskovec
03 9403 9300
0423 972 613
tonileskovec@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 353 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
December quarter 2025: $1,800,000

Comparable Properties



125 Clarendon St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,605,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



181 Gooch St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,630,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments



6 Wakanui St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,865,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 376 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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