

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

18 Gordon Grove, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,400,000

&

\$1,450,000

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	30a Clifton St NORTHCOTE 3070	\$1,400,000	14/02/2026
2	27 Salisbury Gr NORTHCOTE 3070	\$1,460,000	24/11/2025
3	99 Woolton Av THORNBURY 3071	\$1,410,000	22/11/2025

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:

03/03/2026 15:52

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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,450,000

Median House Price

December quarter 2025: \$1,800,000

Comparable Properties



30a Clifton St NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$1,400,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 220 sqm approx



27 Salisbury Gr NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$1,460,000

Method: Sold Before Auction

Date: 24/11/2025

Property Type: House (Res)

Land Size: 186 sqm approx



99 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments

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Price: \$1,410,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 426 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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