

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

14/54 GADD STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

3/41 BALLANTYNE STREET THORNBURY VIC 3071	\$742,000	09-Nov-25
2/111 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$781,000	15-Sep-25
304/227 ST GEORGES ROAD NORTHCOTE VIC 3070	\$800,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026



**3/41 BALLANTYNE STREET
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$742,000** Sold Date **09-Nov-25**

Distance **0.73km**



**2/111 VICTORIA STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$781,000** Sold Date **15-Sep-25**

Distance **1.55km**



**304/227 ST GEORGES ROAD
NORTHCOTE VIC 3070**

 2  2  1

Sold Price ^{RS} **\$800,000** Sold Date **22-Nov-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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