

# 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

112 Jenkins Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,175,000

### 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	1/26 Glanfield St NORTHCOTE 3070	\$2,335,000	21/02/2026
2	3 Vauxhall Rd NORTHCOTE 3070	\$2,375,000	18/12/2025
3			

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:

02/03/2026 11:40

112 Jenkins Street, Northcote Vic 3070

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5 2 4

**Property Type:** House (Res)  
**Land Size:** 606 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,175,000  
**Median House Price**  
December quarter 2025: \$1,800,000

## Comparable Properties



1/26 Glanfield St NORTHCOTE 3070 (REI)

Agent Comments

4 2 1

**Price:** \$2,335,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 253 sqm approx



3 Vauxhall Rd NORTHCOTE 3070 (REI)

Agent Comments

4 2 2

**Price:** \$2,375,000  
**Method:** Auction Sale  
**Date:** 18/12/2025  
**Property Type:** House (Res)  
**Land Size:** 528 sqm approx

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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