

# 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

48 Bridge 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)

Range between \$1,800,000 & \$1,980,000

### 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	57 Westgarth St NORTHCOTE 3070	\$1,830,000	29/11/2025
2	22 Harper St NORTHCOTE 3070	\$2,000,000	22/10/2025
3	12 Lennox St NORTHCOTE 3070	\$1,945,000	21/10/2025

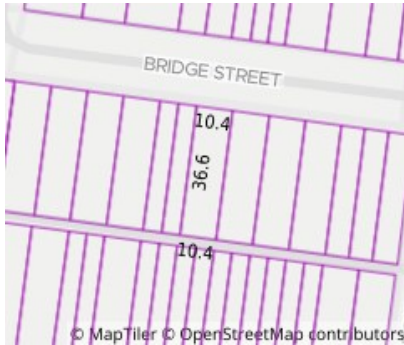
**OR**

~~**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:

30/01/2026 10:53

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**Property Type:** Dwelling  
**Land Size:** 379 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2025: \$1,800,000

## Comparable Properties



**57 Westgarth St NORTHCOTE 3070 (REI)**

**Agent Comments**

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**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)



**22 Harper St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2025  
**Property Type:** House (Res)  
**Land Size:** 284 sqm approx



**12 Lennox St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$1,945,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House  
**Land Size:** 274 sqm approx

**Account - Jellis Craig | P: 03 9403 9300**



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