

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

123 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$4,200,000

Median sale price

Median price

\$1,747,500

Property Type

House

Suburb

Northcote

Period - From

01/07/2025

to

30/09/2025

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	15 Helen St NORTHCOTE 3070	\$4,450,000	21/11/2025
2	115 Roberts St NORTHCOTE 3070	\$4,250,000	29/10/2025
3	43 Walker St NORTHCOTE 3070	\$3,800,000	22/08/2025

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:

15/12/2025 08:23

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Indicative Selling Price

\$4,200,000

Median House Price

September quarter 2025: \$1,747,500



 4  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



15 Helen St NORTHCOTE 3070 (REI)

Agent Comments

 4  3  2

Price: \$4,450,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)



115 Roberts St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  3  2

Price: \$4,250,000

Method: Auction Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 472 sqm approx



43 Walker St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  3

Price: \$3,800,000

Method: Private Sale

Date: 22/08/2025

Property Type: House

Land Size: 586 sqm approx

Account - Jellis Craig | P: 03 9403 9300