

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 59 South Crescent, Northcote Vic 3070

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

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	132 Westbourne Gr NORTHCOTE 3070	\$1,830,000	17/12/2025
2	13 Gadd St NORTHCOTE 3070	\$1,725,000	08/12/2025
3	4 South Cr NORTHCOTE 3070	\$1,825,000	15/11/2025

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: 23/01/2026 11:46

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2025: \$1,800,000



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Property Type: House**Land Size:** 331 sqm approx

Agent Comments

Comparable Properties

**132 Westbourne Gr NORTHCOTE 3070 (REI)**

Agent Comments

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Price: \$1,830,000**Method:** Private Sale**Date:** 17/12/2025**Property Type:** House**13 Gadd St NORTHCOTE 3070 (REI)**

Agent Comments

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Price: \$1,725,000**Method:** Sold Before Auction**Date:** 08/12/2025**Property Type:** House (Res)**4 South Cr NORTHCOTE 3070 (REI)**

Agent Comments

 3
  2
  1

Price: \$1,825,000**Method:** Private Sale**Date:** 15/11/2025**Property Type:** House**Land Size:** 343 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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