

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

11 Cleveland Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see 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	61 Derby St NORTHCOTE 3070	\$2,000,000	02/12/2025
2	305 Raleigh St THORNBURY 3071	\$2,075,000	03/03/2026
3	22 Bent St NORTHCOTE 3070	\$2,165,000	28/02/2026

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:

19/03/2026 15:22

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2025: \$1,800,000



3 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 421 sqm approx

Agent Comments

Comparable Properties



61 Derby St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Private Sale

Date: 02/12/2025

Property Type: House (Res)

Land Size: 380 sqm approx



305 Raleigh St THORNBURY 3071 (REI)

Agent Comments

4 2 3

Price: \$2,075,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Land Size: 470 sqm approx



22 Bent St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$2,165,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300