

# 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

7 Green 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

\$1,560,000

&

\$1,630,000

### Median sale price

Median price

\$1,753,000

Property Type

House

Suburb

Northcote

Period - From

01/01/2026

to

31/03/2026

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	8 Mark St FITZROY NORTH 3068	\$1,619,000	22/01/2026
2	136a Separation St NORTHCOTE 3070	\$1,590,000	11/12/2025
3	20 Grant St CLIFTON HILL 3068	\$1,610,000	05/12/2025

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:

30/04/2026 14:59



 2    1    1

**Rooms:** 5  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 385 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,560,000 - \$1,630,000  
**Median House Price**  
March quarter 2026: \$1,753,000

## Comparable Properties



8 Mark St FITZROY NORTH 3068 (REI/VG)

**Agent Comments**

 2    1    1

**Price:** \$1,619,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2026  
**Property Type:** House (Res)  
**Land Size:** 150 sqm approx



136a Separation St NORTHCOTE 3070 (REI/VG)

**Agent Comments**

 2    2    1

**Price:** \$1,590,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House  
**Land Size:** 227 sqm approx

20 Grant St CLIFTON HILL 3068 (VG)

**Agent Comments**

 2    -    -

**Price:** \$1,610,000  
**Method:** Sale  
**Date:** 05/12/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 245 sqm approx

Account - Jellis Craig | P: 03 9403 9300