

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

40 Clifton Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,735,000 & \$1,775,000

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	18 Hall St FAIRFIELD 3078	\$1,800,000	21/04/2026
2	13 Alphington St NORTHCOTE 3070	\$1,760,000	21/04/2026
3	139 Rossmoyne St THORNBURY 3071	\$1,685,000	11/04/2026

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: 18/05/2026 15:17

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jellisrcraig.com.au



3 1 2

Property Type: House
Land Size: 424 sqm approx

Agent Comments

Art Deco charm and a bespoke renovation define this stunning three-bedroom home, featuring a north-facing extension with light-filled living, dining and a Bosch-appointed stone kitchen. Landscaped gardens, double glazing, heating/cooling, workshop and auto garage complete the package.

Indicative Selling Price
\$1,735,000 - \$1,775,000

Median House Price
March quarter 2026: \$1,753,000

Comparable Properties



18 Hall St FAIRFIELD 3078 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,800,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 576 sqm approx



13 Alphington St NORTHCOTE 3070 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,760,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)

Land size approximately 433m2.



139 Rossmoyne St THORBURY 3071 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,685,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 481 sqm approx