

# 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

44 Darebin Road, 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 \$1,400,000 & \$1,500,000

### 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	170 Separation St NORTHCOTE 3070	\$1,300,000	03/01/2026
2	12 Speight St THORNBURY 3071	\$1,385,000	22/09/2025
3	85 Darebin Rd THORNBURY 3071	\$1,475,000	25/10/2025

**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:

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2025: \$1,800,000



3 1 1

**Property Type:** House (Res)

**Land Size:** 360 sqm approx

Agent Comments

## Comparable Properties



**170 Separation St NORTHCOTE 3070 (REI)**

Agent Comments

2 1 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 03/01/2026

**Property Type:** House

**Land Size:** 389 sqm approx



**12 Speight St THORNBURY 3071 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 22/09/2025

**Property Type:** House

**Land Size:** 446 sqm approx



**85 Darebin Rd THORNBURY 3071 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 470 sqm approx

Account - Jellis Craig | P: 03 9403 9300