

# 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

30 Claude 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)

Single price

\$1,200,000

### 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	24 Gordon Gr NORTHCOTE 3070	\$1,230,000	17/12/2025
2	14 Emmaline St NORTHCOTE 3070	\$1,210,000	13/12/2025
3	163 Gladstone Av NORTHCOTE 3070	\$1,230,000	24/11/2025

**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:

30/04/2026 10:40

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**Indicative Selling Price**

\$1,200,000

**Median House Price**

March quarter 2026: \$1,753,000



 2    1    0

**Property Type:** House

**Land Size:** 108 sqm approx

Agent Comments

## Comparable Properties



**24 Gordon Gr NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House

**Land Size:** 204 sqm approx



**14 Emmaline St NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 229 sqm approx



**163 Gladstone Av NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$1,230,000

**Method:** Sold Before Auction

**Date:** 24/11/2025

**Property Type:** House (Res)

**Land Size:** 205 sqm approx

Account - Jellis Craig | P: 03 9403 9300