

# 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

146 Gladstone Avenue, 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

\$1,545,000

### 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	4 Kelley Gr PRESTON 3072	\$1,567,000	09/05/2026
2	26 Bird Av NORTHCOTE 3070	\$1,500,000	11/03/2026
3	25 Andrew St NORTHCOTE 3070	\$1,650,000	27/02/2026

**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:

18/05/2026 09:20

Matthew McIntosh  
03 9403 9300  
0457 193 014

matthewmcintosh@jelliscraig.com.au

**Indicative Selling Price**

\$1,545,000

**Median House Price**

March quarter 2026: \$1,753,000



 3    1    2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**4 Kelley Gr PRESTON 3072 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$1,567,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 467 sqm approx



**26 Bird Av NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 11/03/2026

**Property Type:** House (Res)

**Land Size:** 425 sqm approx



**25 Andrew St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 27/02/2026

**Property Type:** House (Res)

**Land Size:** 429 sqm approx

**Account - Jellis Craig** | P: 03 9403 9300