

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

31 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,540,000

&

\$1,580,000

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	44 Darebin Rd NORTHCOTE 3070	\$1,560,000	28/02/2026
2	16 Reid St NORTHCOTE 3070	\$1,517,000	20/12/2025
3	22 Lawry St NORTHCOTE 3070	\$1,570,000	06/12/2025

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:

25/05/2026 16:39



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,540,000 - \$1,580,000

Median House Price

March quarter 2026: \$1,753,000

Comparable Properties



44 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments

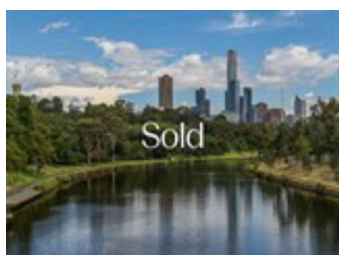
 3  1  1

Price: \$1,560,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



16 Reid St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,517,000

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 272 sqm approx



22 Lawry St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,570,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 276 sqm approx

Account - Jellis Craig | P: 03 9403 9300