

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

Range between \$1,450,000 & \$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	22 Lawry St NORTHCOTE 3070	\$1,570,000	06/12/2025
2	47 Swift St THORNBURY 3071	\$1,480,000	03/12/2025
3	268 St Georges Rd NORTHCOTE 3070	\$1,485,000	27/11/2025

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:

27/02/2026 14:33

Toni Leskovec
03 9403 9300
0423 972 613

tonileskovec@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,800,000



3 1 1

Property Type: House

Agent Comments

Comparable Properties



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



47 Swift St THORBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)

Land Size: 492 sqm approx



268 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 1

Price: \$1,485,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: House (Res)

Land Size: 330 sqm approx

Account - Jellis Craig | P: 03 9403 9300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.