

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

14/286 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$890,000 & \$920,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Northcote

Period - From 01/04/2025 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	504/17 Robbs Pde NORTHCOTE 3070	\$933,000	01/04/2026
2	10/53 Gadd St NORTHCOTE 3070	\$882,000	24/02/2026
3	2/286 High St NORTHCOTE 3070	\$936,000	26/11/2025

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:

21/05/2026 11:17



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$890,000 - \$920,000

Median Unit Price

Year ending March 2026: \$620,000

Comparable Properties



504/17 Robbs Pde NORTHCOTE 3070 (REI)

Agent Comments

3 2 2

Price: \$933,000

Method: Private Sale

Date: 01/04/2026

Property Type: Apartment



10/53 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 3 1

Price: \$882,000

Method: Private Sale

Date: 24/02/2026

Property Type: Townhouse (Res)



2/286 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 1

Price: \$936,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300