

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

3/165 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$820,000

&

\$870,000

Median sale price

Median price \$625,850

Property Type Unit

Suburb Northcote

Period - From 12/02/2025

to

11/02/2026

Source

Property Data

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	3/257 Gillies St FAIRFIELD 3078	\$875,000	15/09/2025
2	304/405 High St NORTHCOTE 3070	\$860,000	29/01/2026
3			

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:

12/02/2026 10:17

3/165 Clarke Street, Northcote Vic 3070

McGrath

Gino De Iesi

(03) 9489 9422

0418 328 062

ginodeiesi@mcgrath.com.au

Indicative Selling Price

\$820,000 - \$870,000

Median Unit Price

12/02/2025 - 11/02/2026: \$625,850



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/257 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

2 2 2

Price: \$875,000

Method:

Date: 15/09/2025

Property Type: Apartment



304/405 High St NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$860,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment

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.

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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