

## 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 80 James Street, Northcote Vic 3070  
Including suburb and postcode

### Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,733,000 Property Type House Suburb Northcote  
Period - From 28/01/2025 to 27/01/2026 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	23 Traill St NORTHCOTE 3070	\$2,100,000	20/12/2025
2	9 Wakanui St NORTHCOTE 3070	\$1,960,000	29/11/2025
3	41 Vauxhall Rd NORTHCOTE 3070	\$2,100,000	14/10/2025

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:

28/01/2026 12:01



3



1



4

**Property Type:** House**Land Size:** 626 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

28/01/2025 - 27/01/2026: \$1,733,000

## Comparable Properties

**23 Traill St NORTHCOTE 3070 (REI)**

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3

[Agent Comments](#)**Price:** \$2,100,000**Method:** Auction Sale**Date:** 20/12/2025**Property Type:** House (Res)**Land Size:** 446 sqm approx**9 Wakanui St NORTHCOTE 3070 (REI)**

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2

[Agent Comments](#)**Price:** \$1,960,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 445 sqm approx**41 Vauxhall Rd NORTHCOTE 3070 (REI)**

3



1



3

[Agent Comments](#)**Price:** \$2,100,000**Method:** Private Sale**Date:** 14/10/2025**Property Type:** House (Res)**Land Size:** 589 sqm approx

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