

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

80 James Street, Northcote Vic 3070

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



Property Type: House

Land Size: 626 sqm approx

Agent Comments

Comparable Properties



23 Traill St NORTHCOTE 3070 (REI)

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)

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)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 14/10/2025

Property Type: House (Res)

Land Size: 589 sqm approx