

# 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

11 Turnbull Grove, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,250,000

### 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	24 Gordon Gr NORTHCOTE 3070	\$1,230,000	17/12/2025
2	106 Helen St NORTHCOTE 3070	\$1,265,000	15/12/2025
3	110 Helen St NORTHCOTE 3070	\$1,300,000	13/12/2025

**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:

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**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

December quarter 2025: \$1,800,000



2   1   0

**Rooms:** 2

**Property Type:** House

**Land Size:** 147 sqm approx

Agent Comments

## Comparable Properties



**24 Gordon Gr NORTHCOTE 3070 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House

**Land Size:** 204 sqm approx



**106 Helen St NORTHCOTE 3070 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 15/12/2025

**Property Type:** House (Res)

**Land Size:** 208 sqm approx



**110 Helen St NORTHCOTE 3070 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 212 sqm approx

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