

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

166 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,450,000

&

\$1,520,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Northcote

Period - From

01/04/2026

to

30/06/2026

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	146 Gladstone Av NORTHCOTE 3070	\$1,400,000	17/07/2026
2	60 Barry St NORTHCOTE 3070	\$1,510,000	08/04/2026
3	26 Bird Av NORTHCOTE 3070	\$1,500,000	11/03/2026

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:

30/07/2026 14:24



Property Type: House

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



146 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,400,000

Method:

Date: 17/07/2026

Property Type: House



60 Barry St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,510,000

Method: Sale

Date: 08/04/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 405 sqm approx



26 Bird Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 425 sqm approx