

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

18 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Northcote

Period - From

01/10/2024

to

31/12/2024

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	38 Stott St NORTHCOTE 3070	\$1,200,000	20/09/2024
2	12 Maghull St BRUNSWICK EAST 3057	\$1,160,100	20/09/2024
3	112 Charles St NORTHCOTE 3070	\$1,196,000	07/09/2024

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:

26/02/2025 15:01



Property Type:

Agent Comments

Comparable Properties



38 Stott St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 20/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 309 sqm approx



12 Maghull St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$1,160,100

Method: Sold Before Auction

Date: 20/09/2024

Property Type: House (Res)

Land Size: 248 sqm approx



112 Charles St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,196,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 178 sqm approx

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