

# 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

16 Gladstone Avenue, 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

&

\$1,300,000

### Median sale price

Median price

\$1,750,500

Property Type

House

Suburb

Northcote

Period - From

01/04/2025

to

30/06/2025

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 | 80 Bent St NORTHCOTE 3070      | \$1,211,500 | 30/08/2025   |
| 2 | 74 Fyfe St THORBURY 3071       | \$1,200,000 | 01/08/2025   |
| 3 | 19 Dally St NORTHCOTE 3070     | \$1,270,000 | 17/05/2025   |

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:

10/09/2025 14:33



 3    1    2

**Property Type:** House  
**Land Size:** 379 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 June quarter 2025: \$1,750,500

## Comparable Properties



**80 Bent St NORTHCOTE 3070 (REI)**

**Agent Comments**

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**Price:** \$1,211,500  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** House (Res)



**74 Fyffe St THORNBURY 3071 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 01/08/2025  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx



**19 Dally St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 247 sqm approx

**Account - Barry Plant** | P: 03 9842 8888