

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

106/72 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Northcote

Period - From 12/03/2025

to 11/03/2026

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	310/332 High St NORTHCOTE 3070	\$400,000	27/01/2026
2	9/31 Emmaline St NORTHCOTE 3070	\$380,000	15/12/2025
3	8/56 Ballantyne St THORNBURY 3071	\$379,000	11/02/2026

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:

12/03/2026 19:31



Property Type: Apartment

Agent Comments

Comparable Properties



310/332 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



9/31 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



8/56 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$379,000

Method: Private Sale

Date: 11/02/2026

Property Type: Unit