

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

12/55 GADD STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Northcote

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

14/54 GADD STREET NORTHCOTE VIC 3070	\$785,000	26-Mar-26
18/54 GADD STREET NORTHCOTE VIC 3070	\$775,000	14-Mar-26
1/70 GADD STREET NORTHCOTE VIC 3070	\$765,000	22-Mar-26

OR

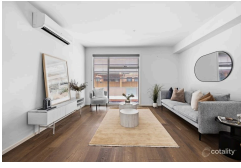
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 May 2026

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**14/54 GADD STREET NORTHCOTE
VIC 3070**

Sold Price

\$785,000

Sold Date

26-Mar-26 2  2  1

Distance

0.05km**18/54 GADD STREET NORTHCOTE
VIC 3070**

Sold Price

\$775,000

Sold Date

14-Mar-26 2  1  2

Distance

0.05km**1/70 GADD STREET NORTHCOTE
VIC 3070**

Sold Price

\$765,000

Sold Date

22-Mar-26 2  2  2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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