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<br>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

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 Fyffe St THORNBURY 3071 | $1,200,000 | 01/08/2025 |
| 3 | 19 Dally St NORTHCOTE 3070 | $1,270,000 | 17/05/2025 |

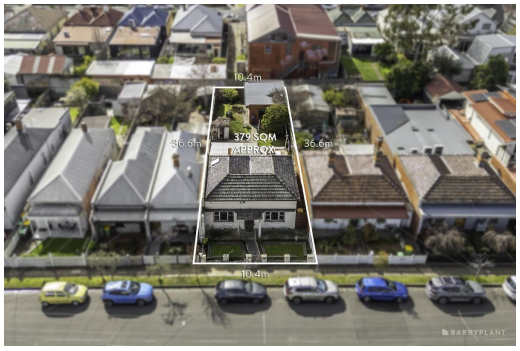
**OR**

~~**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

# 16 Gladstone Avenue, Northcote Vic 3070

BARRYPLANT




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)**

3 1 -

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

Agent Comments



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

3 1 2

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

Agent Comments



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

3 1 1

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

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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