

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

16/70 Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$760,000

&

\$825,000

Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Northcote

Period - From

01/09/2025

to

31/08/2026

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	13/70 Gadd St NORTHCOTE 3070	\$795,000	06/07/2026
2	12/55 Gadd St NORTHCOTE 3070	\$770,000	26/06/2026
3	17/70 Gadd St NORTHCOTE 3070	\$823,000	03/06/2026

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:

01/09/2026 16:33



2
 2
 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$760,000 - \$825,000

Median Townhouse Price

01/09/2025 - 31/08/2026: \$950,000

Comparable Properties



13/70 Gadd St NORTHCOTE 3070 (REI)

Agent Comments

2
 2
 1

Price: \$795,000

Method: Private Sale

Date: 06/07/2026

Property Type: Townhouse (Res)



12/55 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

2
 2
 1

Price: \$770,000

Method: Private Sale

Date: 26/06/2026

Property Type: Townhouse (Res)



17/70 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

2
 2
 1

Price: \$823,000

Method: Private Sale

Date: 03/06/2026

Property Type: Townhouse (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951