

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

4/9 Christmas Street, Northcote Vic 3070

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Northcote

Period - From 01/04/2024 to 31/03/2025 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 | 4/22-24 Thomson St NORTHCOTE 3070 | \$670,000 | 29/03/2025 |
| 2 | 2/115 Gillies St FAIRFIELD 3078 | \$655,000 | 26/03/2025 |
| 3 | 8/111 Beaconsfield Pde NORTHCOTE 3070 | \$650,000 | 11/03/2025 |

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:

23/04/2025 14:24



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median Unit Price

Year ending March 2025: \$665,000

Comparable Properties



4/22-24 Thomson St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Apartment



2/115 Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$655,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Apartment



8/111 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 11/03/2025

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788