

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

10/22 Thomson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2024 to 30/09/2025 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	2/36 Bastings St NORTHCOTE 3070	\$600,000	22/08/2025
2	16/20 Ross St NORTHCOTE 3070	\$615,000	04/08/2025
3	40/262 Heidelberg Rd FAIRFIELD 3078	\$600,000	12/07/2025

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:

20/11/2025 13:58



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
Year ending September 2025: \$630,000

Comparable Properties



2/36 Bastings St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment



16/20 Ross St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment



40/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 12/07/2025
Property Type: Apartment

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