

# 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

22 Langston Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price\*

Median price Property Type Suburb Northcote

Period - From to Source

### 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	7 Jackson St NORTHCOTE 3070	\$2,100,000	23/06/2025
2	50 Ross St NORTHCOTE 3070	\$2,025,000	23/05/2025
3	418 Clarke St NORTHCOTE 3070	\$1,800,000	07/02/2025

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: 17/07/2025 10:01

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 583 sqm approx  
**Agent Comments**

## Comparable Properties



**7 Jackson St NORTHCOTE 3070 (REI)**

[Agent Comments](#)



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 23/06/2025  
**Property Type:** House



**50 Ross St NORTHCOTE 3070 (REI)**

[Agent Comments](#)



**Price:** \$2,025,000  
**Method:** Private Sale  
**Date:** 23/05/2025  
**Property Type:** House



**418 Clarke St NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 07/02/2025  
**Property Type:** House  
**Land Size:** 636 sqm approx