

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### 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:

12/05/2025 12:00



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

Year ending March 2025: \$665,000

## Comparable Properties



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

Agent Comments

2 1 1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Apartment



**2/115 Gillies St FAIRFIELD 3078 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$655,000

**Method:** Sold Before Auction

**Date:** 26/03/2025

**Property Type:** Apartment



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

Agent Comments

2 1 1

**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