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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale pi	rice							
Median price	\$665,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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





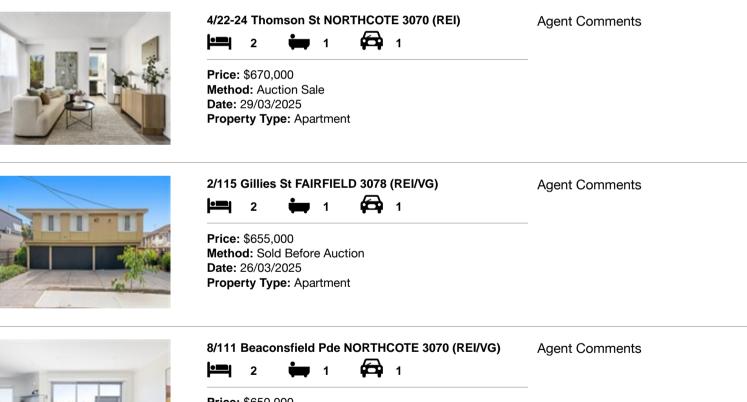
Angelo Bafunno 0414 585 777 abafunno@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending March 2025: \$665,000

Comparable Properties





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



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