

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

6/2-4 THOMSON STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

5/27 JESSIE STREET NORTHCOTE VIC 3070

\$350,000

30-May-26

10/2 JOHNSON STREET NORTHCOTE VIC 3070

\$340,000

04-May-26

203/332 HIGH STREET NORTHCOTE VIC 3070

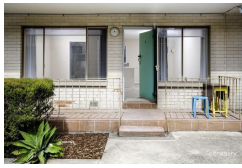
\$360,000

28-Mar-26

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 6 months.

This Statement of Information was prepared on: 13 July 2026



**5/27 JESSIE STREET NORTHCOTE
VIC 3070**

1 1 1

Sold Price

\$350,000

Sold Date **30-May-26**

Distance

0.31km



**10/2 JOHNSON STREET
NORTHCOTE VIC 3070**

1 1 -

Sold Price

\$340,000

Sold Date **04-May-26**

Distance

1.88km



**203/332 HIGH STREET
NORTHCOTE VIC 3070**

1 1 1

Sold Price

^{RS} **\$360,000** ^{UN}

Sold Date **28-Mar-26**

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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