

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

\$580,000

&

\$630,000

Median sale price

Median price

\$641,250

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2024

to

30/06/2025

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	4/57 Walker St NORTHCOTE 3070	\$650,000	07/05/2025
2	16/30 The Esplanade CLIFTON HILL 3068	\$633,000	24/04/2025
3	2/19 Rathmines St FAIRFIELD 3078	\$630,000	26/03/2025

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:

02/08/2025 03:34



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending June 2025: \$641,250

Comparable Properties



4/57 Walker St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit



16/30 The Esplanade CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$633,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment



2/19 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

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