

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 205/44 Eastment Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Northcote
Period - From 01/10/2025 to 31/12/2025 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	4/11 Christmas St NORTHCOTE 3070	\$555,000	27/02/2026
2	106/1a Campbell Gr NORTHCOTE 3070	\$575,000	04/12/2025
3	1/15 Christmas St NORTHCOTE 3070	\$530,000	28/10/2025

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: 01/04/2026 14:16

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2025: \$660,000

Comparable Properties



4/11 Christmas St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$555,000

Method: Private Sale

Date: 27/02/2026

Property Type: Unit

Land Size: 1042 sqm approx



106/1a Campbell Gr NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$575,000

Method: Private Sale

Date: 04/12/2025

Property Type: Unit



1/15 Christmas St NORTHCOTE 3070 (VG)

Agent Comments

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Price: \$530,000

Method: Sale

Date: 28/10/2025

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9403 9300