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	10/78 James Street, Northcote Vic 3070

Indicative selling price

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

Range between $620,000 & $680,000

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	10/22 Westgarth St NORTHCOTE 3070	$636,000	14/03/2026
2	8/16 Westgarth St NORTHCOTE 3070	$640,000	28/02/2026
3	11/262 Barkly St FITZROY NORTH 3068	$710,000	18/12/2025

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: 24/03/2026 09:49

10/78 James Street, Northcote Vic 3070

Justin Mellar
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2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
December quarter 2025: $660,000

Comparable Properties



10/22 Westgarth St NORTHCOTE 3070 (REI)

2 1 2

Price: $636,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Apartment

Agent Comments



8/16 Westgarth St NORTHCOTE 3070 (REI)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment

Agent Comments



11/262 Barkly St FITZROY NORTH 3068 (REI)

2 1 1

Price: $710,000
Method: Auction Sale
Date: 18/12/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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