

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

12/5 Christmas Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$400,000

&

\$420,000

Median sale price

Median price

\$553,500

Property Type

Unit

Suburb

Northcote

Period - From

01/01/2026

to

31/03/2026

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	4/5 Kemp St THORNBURY 3071	\$405,000	19/03/2026
2	4/62 Cunningham St NORTHCOTE 3070	\$433,000	15/01/2026
3	10/51 Cunningham St NORTHCOTE 3070	\$413,000	05/11/2025

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:

15/04/2026 10:16

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Property Type: Apartment

Agent Comments

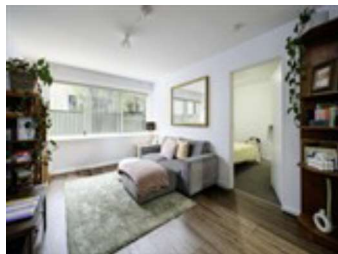
Indicative Selling Price

\$400,000 - \$420,000

Median Unit Price

March quarter 2026: \$553,500

Comparable Properties



4/5 Kemp St THORBURY 3071 (REI)

Agent Comments

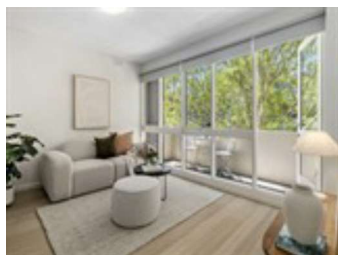
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Price: \$405,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



4/62 Cunningham St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$433,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



10/51 Cunningham St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$413,000

Method: Private Sale

Date: 05/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300



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