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	88 Thomson Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,525,000

Median sale price

Median price $1,753,000 Property Type House 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	194a Arthur St FAIRFIELD 3078	$1,478,000	11/05/2026
2	133 Roseneath St CLIFTON HILL 3068	$1,537,000	19/03/2026
3			

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: 30/05/2026 12:09

88 Thomson Street, Northcote Vic 3070

JellisCraig

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au

Indicative Selling Price
$1,525,000
Median House Price
March quarter 2026: $1,753,000



2 1 1

Property Type: House
Land Size: 292 sqm approx

Agent Comments

Comparable Properties



194a Arthur St FAIRFIELD 3078 (REI)

3 1 1

Price: $1,478,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: House (Res)

Agent Comments



133 Roseneath St CLIFTON HILL 3068 (REI/VG)

2 1 -

Price: $1,537,000
Method: Private Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments

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.

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