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	210/405 High Street, Northcote Vic 3070

Indicative selling price

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

Range between $600,000 & $630,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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	103/405 High St NORTHCOTE 3070	$625,000	05/02/2025
2	106/9 Railway Pl FAIRFIELD 3078	$600,000	12/11/2024
3	54/26-36 High St NORTHCOTE 3070	$630,000	01/11/2024

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: 10/02/2025 16:51

210/405 High Street, Northcote Vic 3070

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au

2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

plus one storage unit

Indicative Selling Price
$600,000 - $630,000
Median Unit Price
December quarter 2024: $630,000

Comparable Properties



103/405 High St NORTHCOTE 3070 (REI)

2 2 1

Price: $625,000
Method: Private Sale
Date: 05/02/2025
Property Type: Apartment

Agent Comments

106/9 Railway Pl FAIRFIELD 3078 (VG)

2 - -

Price: $600,000
Method: Sale
Date: 12/11/2024
Property Type: Strata Unit/Flat

Agent Comments



54/26-36 High St NORTHCOTE 3070 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 01/11/2024
Property Type: Unit

Agent Comments

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