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	5 Alphington Street, Northcote Vic 3070

Indicative selling price

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

Single price: $4,400,000

Median sale price

Median price: $1,747,500 Property Type: House Suburb: Northcote

Period - From: 01/07/2025 to: 30/09/2025 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	6 Naroon Rd ALPHINGTON 3078	$4,000,000	13/09/2025
2	20 Langston St NORTHCOTE 3070	$4,000,000	18/10/2025
3	115 Roberts St NORTHCOTE 3070	$4,250,000	29/10/2025

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: 17/11/2025 17:38

5 Alphington Street, Northcote Vic 3070

Sam Rigopoulos
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Indicative Selling Price
$4,400,000
Median House Price
September quarter 2025: $1,747,500



5 4 3

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Naroon Rd ALPHINGTON 3078 (REI)

5 3 2

Price: $4,000,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



20 Langston St NORTHCOTE 3070 (REI)

4 2 2

Price: $4,000,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments



115 Roberts St NORTHCOTE 3070 (REI)

4 3 2

Price: $4,250,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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