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	2/2-4 Thomson Street, Northcote Vic 3070

Indicative selling price

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

Single price $385,000

Median sale price

Median price $695,000 Property Type Unit 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	12/16 Westgarth St NORTHCOTE 3070	$352,500	10/11/2025
2	9/113 Darebin Rd THORNBURY 3071	$370,000	10/11/2025
3	6/2d Cunningham St NORTHCOTE 3070	$380,000	25/10/2025

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: 06/12/2025 15:23

2/2-4 Thomson Street, Northcote Vic 3070

JellisCraig

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



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000
Median Unit Price
September quarter 2025: $695,000

Comparable Properties



12/16 Westgarth St NORTHCOTE 3070 (REI)

1 1 1

Price: $352,500
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment

Agent Comments



9/113 Darebin Rd THORNBURY 3071 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 10/11/2025
Property Type: Unit

Agent Comments



6/2d Cunningham St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 25/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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