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	106/1A Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Range between $550,000 & $570,000

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	105/1a Campbell Gr NORTHCOTE 3070	$570,000	18/10/2025
2	102/600 Nicholson St FITZROY NORTH 3068	$541,000	03/09/2025
3	106/50 Victoria St BRUNSWICK EAST 3057	$551,000	01/07/2025

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: 12/11/2025 16:39

106/1A Campbell Grove, Northcote Vic 3070

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1 1 1

Property Type: Unit

Agent Comments

Double storey one bedroom unit, one bathroom and one carspace

Indicative Selling Price
$550,000 - $570,000
Median Unit Price
September quarter 2025: $695,000

Comparable Properties



105/1a Campbell Gr NORTHCOTE 3070 (REI)

1 1 1

Price: $570,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment

Agent Comments

Same block (next door apartment) and accommodation



102/600 Nicholson St FITZROY NORTH 3068 (REI/VG)

1 1 -

Price: $541,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment

Agent Comments

Similar accommodation (one less carspace) and condition



106/50 Victoria St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $551,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment

Agent Comments

Same accommodation and similar condition

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