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	6/5 Christmas Street, Northcote Vic 3070

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 12/10/2024 to 11/10/2025 Source Property Data

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	310/636 High St THORNBURY 3071	$510,000	11/09/2025
2	5/259 Gillies St FAIRFIELD 3078	$500,000	02/08/2025
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: 12/10/2025 19:12

6/5 Christmas Street, Northcote Vic 3070

JellisCraig



1 1 0

Rooms: 3
Property Type: Flat
Land Size: 919.855 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
12/10/2024 - 11/10/2025: $630,000

Comparable Properties



310/636 High St THORNBURY 3071 (REI)

1 1 1

Price: $510,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment

Agent Comments



5/259 Gillies St FAIRFIELD 3078 (REI/VG)

1 1 1

Price: $500,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Villa

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.

Account - Jellis Craig | P: 03 9403 9300

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