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<br>Including suburb and postcode | 10/107 Herbert Street, Northcote Vic 3070 |

## Indicative selling price

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

Range between $750,000 & $800,000

## 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 | 2/11 Clarendon St THORNBURY 3071 | $840,000 | 18/11/2025 |
| 2 | 1/116 Normanby Av THORNBURY 3071 | $786,500 | 30/09/2025 |
| 3 | 5/53 Gadd St NORTHCOTE 3070 | $840,000 | 12/09/2025 |

**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: 18/12/2025 17:37

# 10/107 Herbert Street, Northcote Vic 3070

JellisCraig

Justin Mellar
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**Indicative Selling Price**
$750,000 - $800,000
**Median Unit Price**
September quarter 2025: $695,000



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/11 Clarendon St THORNBURY 3071 (REI)**

2 2 1

**Price:** $840,000
**Method:** Private Sale
**Date:** 18/11/2025
**Property Type:** Townhouse (Res)

Agent Comments



**1/116 Normanby Av THORNBURY 3071 (REI/VG)**

2 2 1

**Price:** $786,500
**Method:** Private Sale
**Date:** 30/09/2025
**Property Type:** Townhouse (Single)
**Land Size:** 116 sqm approx

Agent Comments



**5/53 Gadd St NORTHCOTE 3070 (REI/VG)**

2 1 1

**Price:** $840,000
**Method:** Private Sale
**Date:** 12/09/2025
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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