

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

85 Christmas Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,800,000 & \$2,900,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Northcote

Period - From 22/09/2024 to 21/09/2025 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	25 Darling St FAIRFIELD 3078	\$2,975,000	08/09/2025
2	22 Howitt St NORTHCOTE 3070	\$2,820,000	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:

22/09/2025 09:39

Anthony De Iesi

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Indicative Selling Price

\$2,800,000 - \$2,900,000

Median House Price

22/09/2024 - 21/09/2025: \$1,680,000



Property Type: House (Res)

Agent Comments

Comparable Properties



25 Darling St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$2,975,000

Method: Private Sale

Date: 08/09/2025

Property Type: House



22 Howitt St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,820,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

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.

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