

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 5/22 Ross Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$630,500 Property Type Unit Suburb Northcote

Period - From 01/01/2025 to 31/12/2025 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 | 10/122 Roseneath St CLIFTON HILL 3068 | \$1,255,000 | 26/11/2025 |
| 2 | | | |
| 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: 25/02/2026 15:35

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Indicative Selling Price
\$1,190,000 - \$1,290,000

Median Unit Price

Year ending December 2025: \$630,500



 3  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



10/122 Roseneath St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,255,000

Method: Private Sale

Date: 26/11/2025

Property Type: Townhouse (Single)

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.