

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

25 Thomson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Northcote

Period - From 01/10/2025

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 | 66a Arthur St FAIRFIELD 3078 | \$1,592,000 | 04/09/2025 |
| 2 | 8 Park St NORTHCOTE 3070 | \$1,660,000 | 15/01/2026 |
| 3 | 62 Herbert St NORTHCOTE 3070 | \$1,695,000 | 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:

03/03/2026 17:25



Property Type: House

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



66a Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,592,000

Method: Sold Before Auction

Date: 04/09/2025

Property Type: House (Res)

Land Size: 255 sqm approx



8 Park St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,660,000

Method: Sale

Date: 15/01/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 205 sqm approx



62 Herbert St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,695,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: House (Res)

Land Size: 249 sqm approx

Account - Jellis Craig | P: 03 9403 9300