

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

8 THAMES STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,719,000

Property type

House

Suburb

Northcote

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

119 MITCHELL STREET NORTHCOTE VIC 3070	\$1,930,000	21-Feb-26
22 LANGSTON STREET NORTHCOTE VIC 3070	\$2,000,000	18-Oct-25
23 TRAILL STREET NORTHCOTE VIC 3070	\$2,100,000	20-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026



**119 MITCHELL STREET
 NORTHCOTE VIC 3070**

 3  1  2

Sold Price ^{RS} **\$1,930,000** Sold Date **21-Feb-26**

Distance **0.21km**



**22 LANGSTON STREET
 NORTHCOTE VIC 3070**

 3  1  1

Sold Price **\$2,000,000** Sold Date **18-Oct-25**

Distance **0.95km**



**23 TRAILL STREET NORTHCOTE
 VIC 3070**

 3  1  2

Sold Price **\$2,100,000** Sold Date **20-Dec-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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