

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

2/10 CHRISTMAS 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2024

to

30 Nov 2025

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

19 RAILWAY PARADE NORTHCOTE VIC 3070	\$900,000	24-Jul-25
1/1A CAMPBELL GROVE NORTHCOTE VIC 3070	\$870,000	24-Nov-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: 12 December 2025



19 RAILWAY PARADE NORTHCOTE VIC 3070 Sold Price **\$900,000** Sold Date **24-Jul-25**

 2  1  1

Distance **0.85km**



1/1A CAMPBELL GROVE NORTHCOTE VIC 3070 Sold Price ^{RS} **\$870,000** Sold Date **24-Nov-25**

 2  1  1

Distance **1.36km**

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

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