

## 31B Union Street, Northcote Vic 3070



**4 Bed 3 Bath 1 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,650,000  
**Median House Price**  
 December quarter 2025:  
 \$1,800,000

## Comparable Properties



### 140 Barkly Street, Fitzroy North 3068 (REI)

**3 Bed 2 Bath 2 Car**  
**Price:** \$1,675,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** House (Res)  
**Agent Comments:** Older townhouse; part of Owners Corporation



### 22a Mitchell Street, Northcote 3070 (REI/VG)

**3 Bed 3 Bath 1 Car**  
**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Agent Comments:** Contemporary townhouse; smaller floor plan



### 19 Thomson Street, Northcote 3070 (REI)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Agent Comments:** Contemporary residence with similar attributes

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode  
31B Union Street, Northcote Vic 3070

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,650,000

#### Median sale price

Median price \$1,800,000 House x Suburb Northcote

Period - From 01/10/2025 to 31/12/2025 Source REIV

#### Comparable property sales

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
140 Barkly Street, FITZROY NORTH 3068	\$1,675,000	02/12/2025
22a Mitchell Street, NORTHCOTE 3070	\$1,630,000	29/11/2025
19 Thomson Street, NORTHCOTE 3070	\$1,650,000	22/11/2025

This Statement of Information was prepared on:

12/02/2026