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

4/28 Ross Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$350,000		&		\$385,000			
Median sale pr	rice							
Median price	\$642,500	Pro	operty Type	Unit			Suburb	Northcote
Period - From	11/07/2024	to	10/07/2025		So	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	8/22 Westgarth St NORTHCOTE 3070	\$360,000	02/05/2025
2	19/210 Clarke St NORTHCOTE 3070	\$360,000	23/04/2025
3	12/57 Caroline St CLIFTON HILL 3068	\$375,000	11/04/2025

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:

11/07/2025 18:32



HAUGHTON STOTTS





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$350,000 - \$385,000 Median Unit Price 11/07/2024 - 10/07/2025: \$642,500

Comparable Properties



8/22 Westgarth St NORTHCOTE 3070 (REI)



Price: \$360,000 Method: Private Sale Date: 02/05/2025 Property Type: Apartment

19/210 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

Agent Comments



Price: \$360,000 Method: Private Sale Date: 23/04/2025 Property Type: Unit

12/57 Caroline St CLIFTON HILL 3068 (REI)

Agent Comments

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Price: \$375,000 Method: Private Sale Date: 11/04/2025 Property Type: Apartment

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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