

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$350,000

&

\$385,000

### Median sale price

Median price

\$642,500

Property Type

Unit

Suburb

Northcote

Period - From

11/07/2024

to

10/07/2025

Source

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.

	Address 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



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**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)**

**Agent Comments**

1 1 1

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



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

**Agent Comments**

1 1 1

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



**12/57 Caroline St CLIFTON HILL 3068 (REI)**

**Agent Comments**

1 1 1

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