

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

2/21 Derby Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2025

to

31/03/2026

Source REIV

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	13a Sparks Av FAIRFIELD 3078	\$1,627,500	05/06/2026
2	244a Rossmoyne St THORNBURY 3071	\$1,575,000	04/05/2026
3	32 Clifton St NORTHCOTE 3070	\$1,725,000	07/04/2026

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:

26/06/2026 14:53



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



13a Sparks Av FAIRFIELD 3078 (REI)

Agent Comments

3 2 2

Price: \$1,627,500

Method: Sold Before Auction

Date: 05/06/2026

Property Type: House (Res)



244a Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 4

Price: \$1,575,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)



32 Clifton St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 2

Price: \$1,725,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 218 sqm approx