

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

58 Derby Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,550,000

&

\$2,750,000

Median sale price

Median price \$1,753,000

Property Type House

Suburb Northcote

Period - From 01/01/2026

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	24 Jessie St NORTHCOTE 3070	\$2,660,000	04/12/2025
2	107 Thomson St NORTHCOTE 3070	\$2,650,000	29/11/2025
3	25 Thames St NORTHCOTE 3070	\$2,810,000	28/11/2025

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:

06/05/2026 17:09



 5  3  2

Property Type: House (Res)

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



24 Jessie St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,660,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Land Size: 464 sqm approx



107 Thomson St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  1  1

Price: \$2,650,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 535 sqm approx



25 Thames St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,810,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 537 sqm approx