

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

63 Thomson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Northcote

Period - From 01/07/2025

to

30/06/2026

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	49 Dwyer St CLIFTON HILL 3068	\$1,857,500	30/05/2026
2	7 Gladstone Av NORTHCOTE 3070	\$1,875,000	28/03/2026
3			

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:

16/09/2026 14:41



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Property Type: House (Res)

Land Size: 204 sqm approx

Agent Comments

Comparable Properties



49 Dwyer St CLIFTON HILL 3068 (REI)

Agent Comments

3 1 -

Price: \$1,857,500

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



7 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,875,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

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.