

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

78 Bastings Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Northcote

Period - From

01/10/2025

to

31/12/2025

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	6 Traill St NORTHCOTE 3070	\$2,390,000	25/10/2025
2	48 Brooke St NORTHCOTE 3070	\$2,650,000	29/09/2025
3	107 Thomson St NORTHCOTE 3070	\$2,650,000	29/11/2025

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:

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Indicative Selling Price
\$2,400,000 - \$2,600,000

Median House Price
December quarter 2025: \$1,800,000



4 2 1

Property Type: House
Land Size: 409 sqm approx
Agent Comments

Comparable Properties



6 Traill St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 1

Price: \$2,390,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 446 sqm approx



48 Brooke St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 3

Price: \$2,650,000
Method: Private Sale
Date: 29/09/2025
Property Type: House (Res)
Land Size: 494 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