

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

8/78 James Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Northcote

Period - From

14/08/2025

to

13/08/2026

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	2/78 James St NORTHCOTE 3070	\$394,000	30/06/2026
2	8/7 Wastell St NORTHCOTE 3070	\$410,000	01/06/2026
3	2/2d Cunningham St NORTHCOTE 3070	\$410,000	20/07/2026

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:

14/08/2026 18:28



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Property Type: Apartment

Agent Comments

Comparable Properties



2/78 James St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$394,000

Method: Private Sale

Date: 30/06/2026

Property Type: Apartment



8/7 Wastell St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment



2/2d Cunningham St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 20/07/2026

Property Type: Apartment