

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

8/15 SIMPSON STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

4/26 WILMOTH STREET NORTHCOTE VIC 3070	\$510,000	05-Jul-25
30/341 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$508,000	08-Nov-24
5/62 GADD STREET NORTHCOTE VIC 3070	\$470,000	13-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 14 January 2026

Paul Tsigeridis
M 0421336633
E michael@hunterfrench.com.au



**4/26 WILMOTH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$510,000** Sold Date **05-Jul-25**

Distance **1.86km**



**30/341 HEIDELBERG ROAD
NORTHCOTE VIC 3070**

2 - -

Sold Price **\$508,000** Sold Date **08-Nov-24**

Distance **0.75km**



**5/62 GADD STREET NORTHCOTE
VIC 3070**

2 1 1

Sold Price **\$470,000** Sold Date **13-Jun-25**

Distance **2.48km**

RS = Recent sale **UN** = Undisclosed Sale

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