

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

105A/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$593,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2025

to 30/06/2025

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	204/66 St Georges Rd NORTHCOTE 3070	\$430,000	20/08/2025
2	205/636 High St THORNBURY 3071	\$440,000	25/06/2025
3	3/13 Langridge St FAIRFIELD 3078	\$430,000	01/05/2025

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:

30/09/2025 12:40

105A/168 Victoria Road, Northcote Vic 3070



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
June quarter 2025: \$593,000

Comparable Properties

204/66 St Georges Rd NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$430,000
Method: Sale
Date: 20/08/2025
Property Type: Strata Flat - Single OYO Flat

205/636 High St THORNbury 3071 (VG)

Agent Comments

2 - -

Price: \$440,000
Method: Sale
Date: 25/06/2025
Property Type: Strata Flat - Single OYO Flat



3/13 Langridge St FAIRFIELD 3078 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000
Method: Private Sale
Date: 01/05/2025
Property Type: Villa

Account - Ray White Eltham | P: 03 9431 3425



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