

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 3/165 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$553,500 Property Type Unit Suburb Northcote

Period - From 01/01/2026 to 31/03/2026 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	3/66 Waterloo Rd NORTHCOTE 3070	\$785,000	04/02/2026
2	304/227 St Georges Rd NORTHCOTE 3070	\$800,000	22/11/2025
3	204/5 Beavers Rd NORTHCOTE 3070	\$740,000	23/10/2025

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.~~

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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

March quarter 2026: \$553,500



2 1 1

Property Type: Apartment

Land Size: 67 sqm approx

Agent Comments

Comparable Properties



3/66 Waterloo Rd NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$785,000

Method: Sale

Date: 04/02/2026

Property Type: Strata Unit/Flat



304/227 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment



204/5 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 2

Price: \$740,000

Method: Private Sale

Date: 23/10/2025

Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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