

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

215c/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$616,000 Property Type Unit Suburb Northcote

Period - From 10/04/2025 to 09/04/2026 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	212C/168 Victoria Rd NORTHCOTE 3070	\$630,000	16/03/2026
2	209C/168 Victoria Rd NORTHCOTE 3070	\$660,000	07/02/2026
3			

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: 10/04/2026 16:15



 2
  2
  1

Property Type: Apartment (Res)

Land Size: 78 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

10/04/2025 - 09/04/2026: \$616,000

Comparable Properties



212C/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

 2
  2
  1

Price: \$630,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment



209C/168 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$660,000

Method: Private Sale

Date: 07/02/2026

Property Type: Unit

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.

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



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