

# 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 402/8 Walker Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$1,970,000

### 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	3/37 Groom St CLIFTON HILL 3068	\$1,850,000	21/03/2026
2	168 Rose St FITZROY 3065	\$1,980,000	13/03/2026
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: 16/04/2026 11:58



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/37 Groom St CLIFTON HILL 3068 (REI)**

Agent Comments



**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 218 sqm approx



**168 Rose St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,980,000

**Method:** Sold Before Auction

**Date:** 13/03/2026

**Property Type:** Townhouse (Res)

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.