

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 404/8 Walker Street, Northcote Vic 3070

Indicative selling price

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

Single price \$1,679,000

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	504/16 Walker St NORTHCOTE 3070	\$1,800,000	03/12/2025
2	201/12 Walker St NORTHCOTE 3070	\$1,800,000	23/10/2025
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:

23/04/2026 09:35

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Indicative Selling Price

\$1,679,000

Median Unit Price

March quarter 2026: \$553,500



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



504/16 Walker St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,800,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment

201/12 Walker St NORTHCOTE 3070 (VG)

Agent Comments

 2  -  -

Price: \$1,800,000

Method: Sale

Date: 23/10/2025

Property Type: Strata Unit/Flat

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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