

# 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 5/261-265 Heidelberg Road, Northcote Vic 3070

### Indicative selling price

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

Single price \$570,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Northcote

Period - From 17/02/2025

to 16/02/2026

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	6/34 Grange Rd ALPHINGTON 3078	\$557,000	13/11/2025
2			
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:

17/02/2026 16:19

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**Indicative Selling Price**

\$570,000

**Median Unit Price**

17/02/2025 - 16/02/2026: \$630,000



 2    1    1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/34 Grange Rd ALPHINGTON 3078 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$557,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Apartment

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.