

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Northcote

Period - From 01/10/2025 to 31/12/2025 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	G03/66 Waterloo Rd NORTHCOTE 3070	\$785,000	04/02/2026
2	304/405 High St NORTHCOTE 3070	\$860,000	29/01/2026
3	403/550 High St NORTHCOTE 3070	\$810,000	08/01/2026

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**

\$780,000 - \$830,000

**Median Unit Price**

December quarter 2025: \$660,000



**Property Type:**

Agent Comments

## Comparable Properties



**G03/66 Waterloo Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$785,000

**Method:**

**Date:** 04/02/2026

**Property Type:** Apartment



**304/405 High St NORTHCOTE 3070 (REI)**

Agent Comments

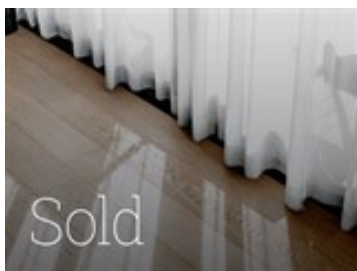


**Price:** \$860,000

**Method:**

**Date:** 29/01/2026

**Property Type:** Apartment



**403/550 High St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 08/01/2026

**Property Type:** Unit

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