

# 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

103/227 St Georges Road, Northcote Vic 3070
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### Indicative selling price

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

Range between 

\$410,000
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 & 

\$450,000
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### Median sale price

Median price 

\$630,000
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 Property Type 

Unit
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 Suburb 

Northcote
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Period - From 

16/02/2025
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 to 

15/02/2026
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 Source 

Property Data
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### 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	407/17 Robbs Pde NORTHCOTE 3070	\$450,000	19/12/2025
2	301/550 High St NORTHCOTE 3070	\$479,000	08/12/2025
3	204/66 St Georges Rd NORTHCOTE 3070	\$430,000	20/08/2025

**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: 

16/02/2026 11:27
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1   1   1

**Property Type:** Apartment  
**Land Size:** 66 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
16/02/2025 - 15/02/2026: \$630,000

## Comparable Properties



**407/17 Robbs Pde NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** Apartment



**301/550 High St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$479,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** Apartment



**204/66 St Georges Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 20/08/2025  
**Property Type:** Apartment

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



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