

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

203/17 ROBBS PARADE NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

310/114 HELEN STREET NORTHCOTE VIC 3070	\$450,000	13-Mar-26
105/114 HELEN STREET NORTHCOTE VIC 3070	\$465,000	21-Nov-25
302/636 HIGH STREET THORNBURY VIC 3071	\$460,000	27-Nov-25

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 6 months.

This Statement of Information was prepared on: 18 March 2026



**310/114 HELEN STREET
 NORTHCOTE VIC 3070**

 1  1  -

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **13-Mar-26**

Distance **0.18km**



**105/114 HELEN STREET
 NORTHCOTE VIC 3070**

 1  1  1

Sold Price **\$465,000** Sold Date **21-Nov-25**

Distance **0.18km**



**302/636 HIGH STREET
 THORBURY VIC 3071**

 1  1  -

Sold Price **\$460,000** Sold Date **27-Nov-25**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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