

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

5B/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$350,000

&

\$380,000

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	104B/168 Victoria Rd NORTHCOTE 3070	\$370,000	10/03/2026
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:

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
March quarter 2026: \$553,500

Comparable Properties



104B/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 10/03/2026

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.