

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

104B/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 \$626,700 Property Type Unit Suburb Northcote

Period - From 23/02/2025 to 22/02/2026 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	8/56 Ballantyne St THORNBURY 3071	\$379,000	11/02/2026
2	8/14 Hutton St THORNBURY 3071	\$366,000	09/02/2026
3	310/332 High St NORTHCOTE 3070	\$400,000	27/01/2026

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.~~

This Statement of Information was prepared on:

23/02/2026 09:46



1
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Property Type: Apartment
Land Size: 39 sqm approx
 Agent Comments

Indicative Selling Price
 \$350,000 - \$380,000
Median Unit Price
 23/02/2025 - 22/02/2026: \$626,700

Comparable Properties



8/56 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

1
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Price: \$379,000
Method: Private Sale
Date: 11/02/2026
Property Type: Unit



8/14 Hutton St THORNBURY 3071 (REI)

Agent Comments

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Price: \$366,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment



310/332 High St NORTHCOTE 3070 (REI)

Agent Comments

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 1
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Price: \$400,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment

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