

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

105b/168 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$665,750

Property Type Unit

Suburb Northcote

Period - From 01/04/2026

to 30/06/2026

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	2/31 Emmaline St NORTHCOTE 3070	\$372,500	12/07/2026
2	3/305 Station St FAIRFIELD 3078	\$375,000	09/07/2026
3	104B/168 Victoria Rd NORTHCOTE 3070	\$370,000	10/03/2026

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:

17/08/2026 15:53



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000 - \$374,000

Median Unit Price

June quarter 2026: \$665,750

Comparable Properties



2/31 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments

1
 1
 1

Price: \$372,500

Method: Sold Before Auction

Date: 12/07/2026

Property Type: Unit



3/305 Station St FAIRFIELD 3078 (REI)

Agent Comments

1
 1
 1

Price: \$375,000

Method: Sold Before Auction

Date: 09/07/2026

Property Type: Apartment



104B/168 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

1
 1
 1

Price: \$370,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

Account - RT Edgar Boroondara | P: 88882000