

# 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

6/57 Walker Street, Northcote Vic 3070

### Indicative selling price

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

Range between \$535,000

&

\$585,000

### Median sale price

Median price \$616,000

Property Type Unit

Suburb Northcote

Period - From 08/04/2025

to

07/04/2026

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 | 5/261-265 Heidelberg Rd NORTHCOTE 3070 | \$555,000 | 10/03/2026   |
| 2 | 4/45 Station St FAIRFIELD 3078         | \$580,000 | 11/02/2026   |
| 3 | 37/262 Heidelberg Rd FAIRFIELD 3078    | \$541,888 | 28/01/2026   |

**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:

08/04/2026 16:11

6/57 Walker Street, Northcote Vic 3070



2 1 1

**Rooms:** 4

**Property Type:** Flat

**Land Size:** 922.35 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$535,000 - \$585,000

**Median Unit Price**

08/04/2025 - 07/04/2026: \$616,000

## Comparable Properties



**5/261-265 Heidelberg Rd NORTHCOTE 3070 (REI)**

**Agent Comments**

2 1 1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Apartment



**4/45 Station St FAIRFIELD 3078 (REI)**

**Agent Comments**

2 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Apartment



**37/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$541,888

**Method:** Private Sale

**Date:** 28/01/2026

**Property Type:** Apartment

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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