

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 NORTHCOTE STREET ROCHESTER VIC 3561

Indicative selling price

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

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Rochester

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

29 HOPETOUN STREET ROCHESTER VIC 3561	\$380,000	15-Apr-24
6 NORTHCOTE STREET ROCHESTER VIC 3561	\$350,000	14-Jul-25
43 FRANCIS STREET ROCHESTER VIC 3561	\$440,000	06-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 January 2026



**29 HOPETOUN STREET
ROCHESTER VIC 3561**

 3  1  1

Sold Price **\$380,000** Sold Date **15-Apr-24**

Distance **0.07km**



**6 NORTHCOTE STREET
ROCHESTER VIC 3561**

 3  1  1

Sold Price **\$350,000** Sold Date **14-Jul-25**

Distance **0.36km**



**43 FRANCIS STREET ROCHESTER
VIC 3561**

 3  1  1

Sold Price **\$440,000** Sold Date **06-May-25**

Distance **1.72km**

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

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