

# 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

21/26-38 Merri Parade, Northcote Vic 3070

### Indicative selling price

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

Single price

\$345,000

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2025

to

30/09/2025

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	219/1 Bent St NORTHCOTE 3070	\$472,000	01/12/2025
2	G17/26-38 Merri Pde NORTHCOTE 3070	\$349,000	24/11/2025
3	G17/26-38 Merri Pde NORTHCOTE 3070	\$349,000	24/11/2025

**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:

05/12/2025 13:42



Property Type:

Agent Comments

## Comparable Properties



219/1 Bent St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



G17/26-38 Merri Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$349,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment



G17/26-38 Merri Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$349,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment