

# 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

18/341 Heidelberg Road, 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 \$385,000 & \$410,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Northcote

Period - From 01/04/2025 to 31/03/2026 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	203/121 Victoria Rd NORTHCOTE 3070	\$435,000	10/02/2026
2	310/332 High St NORTHCOTE 3070	\$400,000	27/01/2026
3	5/57 Station St FAIRFIELD 3078	\$445,000	22/10/2025

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:

14/04/2026 13:40

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**Indicative Selling Price**

\$385,000 - \$410,000

**Median Unit Price**

Year ending March 2026: \$620,000



1   1   1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**203/121 Victoria Rd NORTHCOTE 3070 (VG)**

**Agent Comments**

1   -   -

**Price:** \$435,000

**Method:** Sale

**Date:** 10/02/2026

**Property Type:** Strata Flat - Single OYO Flat



**310/332 High St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 27/01/2026

**Property Type:** Apartment



**5/57 Station St FAIRFIELD 3078 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 22/10/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9403 9300