Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	65/26-36 High Street, Northcote, 3070

Indicative selling price

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

Single price		or range between	$640,000.00	&	$655,000.00

Median sale price

Median price	$553,500.00	Property type	Unit/Apartment	Suburb	NORTHCOTE
Period - From	Jan 2026	to	Mar 2026	Source	REIV

Comparable property sales

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
2/203 Clarke St NORTHCOTE 3070	$655,000.00	4/06/2026
207/5 Beavers Rd NORTHCOTE 3070	$655,000.00	8/04/2026
8/16 Westgarth St NORTHCOTE 3070	$640,000.00	28/02/2026

This Statement of Information was prepared on: Monday 15th June 2026