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	5/228 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between $825,000 & $850,000

Median sale price

Median price $965,000 Property Type Townhouse Suburb Northcote

Period - From 12/01/2025 to 11/01/2026 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	10/107 Herbert St NORTHCOTE 3070	$825,000	20/12/2025
2	3/1 Ascot St PRESTON 3072	$835,000	05/11/2025
3	388a Station St THORNBURY 3071	$855,000	15/09/2025

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: 12/01/2026 10:36

5/228 Victoria Road, Northcote Vic 3070

Nelson Alexander



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$825,000 - $850,000
Median Townhouse Price
12/01/2025 - 11/01/2026: $965,000

Comparable Properties



10/107 Herbert St NORTHCOTE 3070 (REI)

2 1 1

Price: $825,000
Method: Private Sale
Date: 20/12/2025
Property Type: Townhouse (Single)

Agent Comments



3/1 Ascot St PRESTON 3072 (REI/VG)

2 1 1

Price: $835,000
Method: Private Sale
Date: 05/11/2025
Property Type: Townhouse (Single)

Agent Comments



388a Station St THORNBURY 3071 (REI/VG)

2 1 1

Price: $855,000
Method: Private Sale
Date: 15/09/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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