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	6/26 Merri Parade, Northcote Vic 3070

Indicative selling price

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

Range between $380,000 & $415,000

Median sale price

Median price $640,000 Property Type Unit Suburb Northcote

Period - From 16/09/2024 to 15/09/2025 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	307/17 Robbs Pde NORTHCOTE 3070	$410,000	15/08/2025
2	103/1 Bent St NORTHCOTE 3070	$400,000	13/06/2025
3	105/332 High St NORTHCOTE 3070	$408,000	03/06/2025

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: 16/09/2025 20:30

6/26 Merri Parade, Northcote Vic 3070

JellisCraig



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000 - $415,000
Median Unit Price
16/09/2024 - 15/09/2025: $640,000

Comparable Properties



307/17 Robbs Pde NORTHCOTE 3070 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment

Agent Comments

103/1 Bent St NORTHCOTE 3070 (VG)

1 - -

Price: $400,000
Method: Sale
Date: 13/06/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



105/332 High St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $408,000
Method: Private Sale
Date: 03/06/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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