

# 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

20/26 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 \$660,000

Property Type Unit

Suburb Northcote

Period - From 01/10/2025

to 31/12/2025

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 | 21/26-38 Merri Pde NORTHCOTE 3070  | \$347,000 | 09/12/2025   |
| 2 | G6/26 Merri Pde NORTHCOTE 3070     | \$405,000 | 04/12/2025   |
| 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:

24/02/2026 14:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$345,000  
**Median Unit Price**  
December quarter 2025: \$660,000

## Comparable Properties

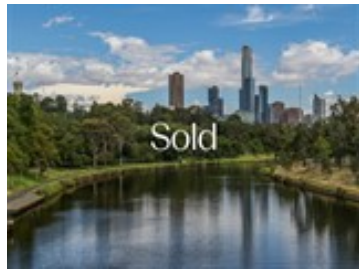


**21/26-38 Merri Pde NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment  
**Land Size:** 55 sqm approx



**G6/26 Merri Pde NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**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

**Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241**