

## 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

214/12 WALKER STREET NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$848,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Northcote

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 SOUTH PARK STREET NORTHCOTE VIC 3070 | \$920,000 | 17-Sep-25 |
| 1/1A CAMPBELL GROVE NORTHCOTE VIC 3070  | \$870,000 | 24-Nov-25 |
| 203/67 HIGH STREET NORTHCOTE VIC 3070   | -         | 05-Aug-25 |

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 6 months.~~

This Statement of Information was prepared on: 17 December 2025

Patricia Destito  
P 03 9696 8869  
M 03 9696 8869  
E trishd@melcorp.com.au



11 SOUTH PARK STREET  
NORTHCOTE VIC 3070

2 1 -

Sold Price **\$920,000** Sold Date **17-Sep-25**

Distance **0.54km**



1/1A CAMPBELL GROVE  
NORTHCOTE VIC 3070

2 1 1

Sold Price <sup>RS</sup> **\$870,000** Sold Date **24-Nov-25**

Distance **0.84km**



203/67 HIGH STREET NORTHCOTE  
VIC 3070

2 1 -

Sold Price <sup>RS UN</sup> **-** Sold Date **05-Aug-25**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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