

## 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

9/66 WATERLOO ROAD NORTHCOTE VIC 3070

### Indicative selling price

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

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Northcote

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

101/151 ROBERTS STREET NORTHCOTE VIC 3070	\$1,430,000	26-Jun-24
113A ARTHUR STREET FAIRFIELD VIC 3078	\$1,535,000	17-Jun-24
29/198 BEAVERS ROAD NORTHCOTE VIC 3070	\$1,420,000	18-Jan-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: 10 May 2025



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**101/151 ROBERTS STREET  
NORTHCOTE VIC 3070**

3 2 2

Sold Price **\$1,430,000** Sold Date **26-Jun-24**

Distance **0.64km**



**113A ARTHUR STREET FAIRFIELD  
VIC 3078**

3 2 2

Sold Price **\$1,535,000** Sold Date **17-Jun-24**

Distance **1.55km**



**29/198 BEAVERS ROAD  
NORTHCOTE VIC 3070**

3 3 2

Sold Price <sup>RS</sup> **\$1,420,000** Sold Date **18-Jan-25**

Distance **1.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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