

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

14 Hakatere Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,737,500 Property Type House Suburb Northcote

Period - From 03/02/2025 to 02/02/2026 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	13 Gadd St NORTHCOTE 3070	\$1,725,000	08/12/2025
2	185 Clarendon St THORNBURY 3071	\$1,647,500	26/11/2025
3	39 Dennis St NORTHCOTE 3070	\$1,690,000	13/11/2025

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:

03/02/2026 12:09

**Property Type:**

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

03/02/2025 - 02/02/2026: \$1,737,500

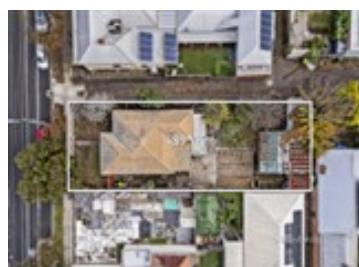
Comparable Properties

**13 Gadd St NORTHCOTE 3070 (REI)**

Agent Comments

Price: \$1,725,000**Method:** Sold Before Auction**Date:** 08/12/2025**Property Type:** House (Res)**185 Clarendon St THORNBURY 3071 (REI/VG)**

Agent Comments

Price: \$1,647,500**Method:** Private Sale**Date:** 26/11/2025**Property Type:** House**Land Size:** 641 sqm approx**39 Dennis St NORTHCOTE 3070 (REI)**

Agent Comments

Price: \$1,690,000**Method:** Sold Before Auction**Date:** 13/11/2025**Property Type:** House (Res)**Land Size:** 489 sqm approx**Account - Collings Real Estate | P: 03 9486 2000**