

# 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](http://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 THORBURY 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 THORBURY 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