

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 Hakatere Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Northcote

Period - From 01/07/2025

to

30/06/2026

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	145 Clarendon St THORNBURY 3071	\$1,150,000	09/07/2026
2	16 Dennis St NORTHCOTE 3070	\$1,095,000	06/07/2026
3	229 Gooch St THORNBURY 3071	\$1,260,000	04/07/2026

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:

04/09/2026 10:44



Property Type:

Agent Comments

Comparable Properties



145 Clarendon St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 09/07/2026

Property Type: House (Res)



16 Dennis St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,095,000

Method: Sold Before Auction

Date: 06/07/2026

Property Type: House (Res)



229 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 545 sqm approx