

# 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

13 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 \$3,200,000

&

\$3,400,000

### Median sale price

Median price \$1,725,000

Property Type House

Suburb Northcote

Period - From 01/01/2025

to 31/03/2025

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	31 Kellett St NORTHCOTE 3070	\$3,300,000	03/04/2025
2	174 Rathmines St FAIRFIELD 3078	\$3,410,000	16/04/2025
3	86 Helen St NORTHCOTE 3070	\$3,600,000	01/03/2025

**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:

19/06/2025 11:12

13 Hakatere Street, Northcote Vic 3070

**Jellis  
Craig**

Sam Rigopoulos

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**Indicative Selling Price**

\$3,200,000 - \$3,400,000

**Median House Price**

March quarter 2025: \$1,725,000



 4  3  2

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

**Agent Comments**

## Comparable Properties



**31 Kellett St NORTHCOTE 3070 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$3,300,000

**Method:** Sale

**Date:** 03/04/2025

**Property Type:** House (New - Detached)

**Land Size:** 395 sqm approx



**174 Rathmines St FAIRFIELD 3078 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$3,410,000

**Method:** Private Sale

**Date:** 16/04/2025

**Property Type:** House



**86 Helen St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$3,600,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 495 sqm approx

**Account - Jellis Craig** | P: 03 9403 9300



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