

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

1 & 4/29 Hayes Street, Northcote

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Northcote

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

5/5 UNION STREET NORTHCOTE VIC 3070	\$1,340,000	12-Sep-25
3/5 UNION STREET NORTHCOTE VIC 3070	\$1,305,000	05-Apr-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: 02 October 2025


**5/5 UNION STREET NORTHCOTE
VIC 3070**

 3
  3
  2

Sold Price ^{RS} **\$1,340,000** Sold Date **12-Sep-25**

Distance **1.8km**


**3/5 UNION STREET NORTHCOTE
VIC 3070**

 3
  2
  2

Sold Price **\$1,305,000** Sold Date **05-Apr-25**

Distance **1.8km**

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

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