

## 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](http://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 <sup>RS</sup> **\$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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