

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

32 Hakatere Street, Northcote Vic 3070

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$1,763,000

Property Type House

Suburb Northcote

Period - From 01/04/2025

to

31/03/2026

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	28 Jessie St NORTHCOTE 3070	\$4,210,000	17/12/2025
2	15 Helen St NORTHCOTE 3070	\$4,450,000	21/11/2025
3	5 Alphington St NORTHCOTE 3070	\$4,250,000	19/11/2025

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:

19/05/2026 16:20

32 Hakatere Street, Northcote Vic 3070

COLLINGS

Christian Gravias

9486 2000

0424 647 353

cg@collings.com.au

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending March 2026: \$1,763,000



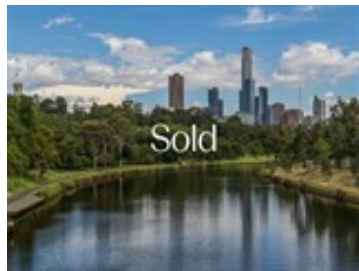
3 1 2

Property Type: House

Land Size: 452 sqm approx

Agent Comments

Comparable Properties



28 Jessie St NORTHCOTE 3070 (REI/VG)

Agent Comments

5 2 1

Price: \$4,210,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 576 sqm approx



15 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 2

Price: \$4,450,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 508 sqm approx



5 Alphington St NORTHCOTE 3070 (REI/VG)

Agent Comments

5 4 3

Price: \$4,250,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 432 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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