

# 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 Hopetoun 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 \$1,450,000 & \$1,550,000

### 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	14a Kellett St NORTHCOTE 3070	\$1,451,000	20/05/2025
2	60 South Cr NORTHCOTE 3070	\$1,535,000	12/04/2025
3	34 Bower St NORTHCOTE 3070	\$1,605,000	25/02/2025

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: 26/06/2025 15:40



**Property Type:** House

Agent Comments

## Comparable Properties



**14a Kellett St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$1,451,000

**Method:** Sold Before Auction

**Date:** 20/05/2025

**Property Type:** House (Res)

**Land Size:** 240 sqm approx



**60 South Cr NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 178 sqm approx



**34 Bower St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,605,000

**Method:** Private Sale

**Date:** 25/02/2025

**Property Type:** House

**Land Size:** 152 sqm approx