

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

1/9 Hayes Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$1,029,000

Median sale price

Median price

\$928,500

Property Type

Townhouse

Suburb

Northcote

Period - From

18/10/2024

to

17/10/2025

Source

Property Data

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	1/52 Clyde St THORNBURY 3071	\$990,000	29/09/2025
2	8a Duncan St FAIRFIELD 3078	\$985,000	22/07/2025
3	48/198 Beavers Rd NORTHCOTE 3070	\$1,024,000	14/06/2025

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:

18/10/2025 15:14

1/9 Hayes Street, Northcote Vic 3070

McGrath

Gino De Iesi

(03) 9489 9422

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Indicative Selling Price

\$1,029,000

Median Townhouse Price

18/10/2024 - 17/10/2025: \$928,500



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/52 Clyde St THORBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$990,000

Method: Private Sale

Date: 29/09/2025

Property Type: Townhouse (Res)



8a Duncan St FAIRFIELD 3078 (REI/VG)

Agent Comments

2 2 2

Price: \$985,000

Method: Private Sale

Date: 22/07/2025

Rooms: 3

Property Type: Townhouse (Res)



48/198 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$1,024,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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