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	6 Wakanui Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,750,500 Property Type House Suburb Northcote

Period - From 01/04/2025 to 30/06/2025 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	195 Gillies St FAIRFIELD 3078	$1,647,000	27/03/2025
2	86 Woolton Av THORNBURY 3071	$1,690,000	27/03/2025
3			

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: 19/09/2025 14:58

6 Wakanui Street, Northcote Vic 3070

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3 1 1

Property Type: House
Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2025: $1,750,500

Comparable Properties



195 Gillies St FAIRFIELD 3078 (REI/VG)

3 1 2

Price: $1,647,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House
Land Size: 362 sqm approx

Agent Comments



86 Woolton Av THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,690,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 402 sqm approx

Agent Comments

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.

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