

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

14/6 Mccracken Avenue, Northcote Vic 3070

Indicative selling price

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

Range between

\$600,000

 &

\$660,000

Median sale price

Median price

\$660,000

 Property Type

Unit

 Suburb

Northcote

Period - From

01/10/2025

 to

31/12/2025

 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	2/125 Holden St FITZROY NORTH 3068	\$628,000	22/12/2025
2	5/16a Latham St NORTHCOTE 3070	\$655,000	27/11/2025
3	2/36 Bastings St NORTHCOTE 3070	\$600,000	22/08/2025

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:

15/01/2026 09:19

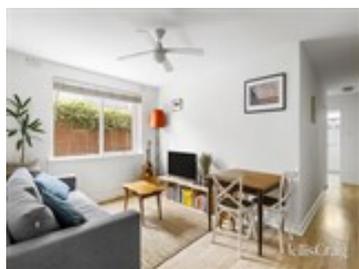
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Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2025: \$660,000



Property Type:
[Agent Comments](#)

Comparable Properties



2/125 Holden St FITZROY NORTH 3068 (REI)

[Agent Comments](#)



Price: \$628,000
Method: Private Sale
Date: 22/12/2025
Property Type: Apartment



5/16a Latham St NORTHCOTE 3070 (REI)

[Agent Comments](#)



Price: \$655,000
Method: Auction Sale
Date: 27/11/2025
Property Type: Apartment



2/36 Bastings St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)



Price: \$600,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment

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