

## 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

13/223-225 WESTGARTH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

9/205 STATION STREET FAIRFIELD VIC 3078	\$430,000	20-Sep-24
8/92 PERRY STREET FAIRFIELD VIC 3078	\$395,000	17-Sep-24
3/332 HIGH STREET NORTHCOTE VIC 3070	\$417,000	09-Oct-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025



**9/205 STATION STREET  
FAIRFIELD VIC 3078**

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Sold Price **\$430,000** Sold Date **20-Sep-24**

Distance **1.29km**



**8/92 PERRY STREET FAIRFIELD  
VIC 3078**

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Sold Price **\$395,000** Sold Date **17-Sep-24**

Distance **1.48km**



**3/332 HIGH STREET NORTHCOTE  
VIC 3070**

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Sold Price **\$417,000** Sold Date **09-Oct-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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