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

10/159 Westgarth Street, Northcote Vic 3070

Indicative selling price

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Single price \$669,500

Median sale price

Median price	\$665,000	Pro	operty Type Unit	t	Subu	Irb Northcote
Period - From	01/04/2024	to	31/03/2025	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	4/22 Thomson St NORTHCOTE 3070	\$670,000	29/03/2025
2	4/57 Walker St NORTHCOTE 3070	\$650,000	07/05/2025
3	1/34-36 Brooke St NORTHCOTE 3070	\$630,000	04/02/2025

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:

06/06/2025 12:51



10/159 Westgarth Street, Northcote Vic 3070







Property Type: Unit Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$669,500 Median Unit Price Year ending March 2025: \$665,000

Comparable Properties



Price: \$670,000 Method: Sale Date: 29/03/2025 Property Type: Strata Flat - Single OYO Flat

4/22 Thomson St NORTHCOTE 3070 (VG)



2 1 Price: \$650,000 Method: Private Sale Date: 07/05/2025

Property Type: Unit



1/34-36 Brooke St NORTHCOTE 3070 (REI)

4/57 Walker St NORTHCOTE 3070 (REI)

1



Agent Comments

Agent Comments

Agent Comments

Price: \$630,000 Method: Private Sale Date: 04/02/2025 Property Type: Unit

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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