Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,530,000

Property offered for sale

Address	129b Westgarth Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,100,000 & \$2,300,00
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Median sale price

Median price	\$1,747,500	Pro	perty Type	House		Suburb	Northcote
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

12 Langston St NORTHCOTE 3070

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 13 Jackson St NORTHCOTE 3070	\$2,355,000	11/10/2025
2 9 Jackson St NORTHCOTE 3070	\$2,100,000	08/08/2025

OR

3

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:	15/10/2025 10:57



05/07/2025

WHITEFOX

Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** September quarter 2025: \$1,747,500





Property Type: Agent Comments

Comparable Properties



13 Jackson St NORTHCOTE 3070 (REI)

Price: \$2,355,000 Method: Auction Sale Date: 11/10/2025

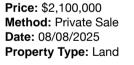
Property Type: House (Res)

Agent Comments



9 Jackson St NORTHCOTE 3070 (REI)

Agent Comments





Price: \$2,530,000 Method: Private Sale

Date: 05/07/2025 Property Type: House **Agent Comments**

Account - Whitefox Real Estate | P: 96459699



