

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

24/200 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$629,500

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Northcote

Period - From

01/04/2024

to

31/03/2025

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	4/57 Walker St NORTHCOTE 3070	\$650,000	07/05/2025
2	13/20 Westgarth St NORTHCOTE 3070	\$631,000	06/05/2025
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 12:54



Property Type: Apartment

Agent Comments

Comparable Properties



4/57 Walker St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 07/05/2025

Property Type: Unit



13/20 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

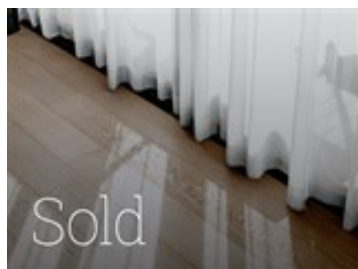


Price: \$631,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



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

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 04/02/2025

Property Type: Unit