Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8/20 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	\$650,000	&	\$670,000

Median sale price

Median price	\$641,250	Pro	perty Type U	nit		Suburb	Northcote
Period - From	01/07/2024	to	30/06/2025	So	ource	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

Aut	Address of comparable property		Date of Sale
1	4/22 Thomson St NORTHCOTE 3070	\$670,000	29/03/2025
2	44/26-36 High St NORTHCOTE 3070	\$670,000	01/05/2025
3	4/57 Walker St NORTHCOTE 3070	\$650,000	07/05/2025

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:	25/09/2025 17:44



Date of sale



John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$650,000 - \$670,000 Median Unit Price Year ending June 2025: \$641,250



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Property Type: Apartment Agent Comments

Comparable Properties



4/22 Thomson St NORTHCOTE 3070 (VG)

2

Price: \$670,000 Method: Sale

J -

-

Date: 29/03/2025 **Property Type:** Strata Flat - Single OYO Flat

Agent Comments



44/26-36 High St NORTHCOTE 3070 (REI)

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Agent Comments

Price: \$670,000 Method: Private Sale Date: 01/05/2025

Property Type: Apartment

4/57 Walker St NORTHCOTE 3070 (REI/VG)

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2

Price: \$650,000 Method: Private Sale Date: 07/05/2025 Property Type: Unit



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Agent Comments

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





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