

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

8/20 Westgarth Street, Northcote Vic 3070

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 Property Type Unit Suburb Northcote

Period - From 01/07/2024 to 30/06/2025 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	4/22 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



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/22 Thomson St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$670,000

Method: Sale

Date: 29/03/2025

Property Type: Strata Flat - Single OYO Flat



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

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 07/05/2025

Property Type: Unit