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	57 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,747,500 Property 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)

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	62 Herbert St NORTHCOTE 3070	$1,695,000	12/09/2025
2	464 Queens Pde FITZROY NORTH 3068	$1,830,000	02/08/2025
3	22 Lowan St BRUNSWICK EAST 3057	$1,720,000	30/05/2025

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: 29/10/2025 10:27

57 Westgarth Street, Northcote Vic 3070

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



4 2 1

Rooms: 6
Property Type: House
Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
September quarter 2025: $1,747,500

A unique home offering a super convenient and central location - enhanced by a separate studio/bedroom/study residence at the rear - offering main residence with 3 bedrooms, central bathroom and separate living/ dining/ meal with north facing deck and living. Enhanced by three street frontages and studio bedroom and off street parking/garaging at the property rear.

Comparable Properties



62 Herbert St NORTHCOTE 3070 (REI)

3 2 1

Price: $1,695,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: House (Res)

Agent Comments



464 Queens Pde FITZROY NORTH 3068 (REI/VG)

4 2 -

Price: $1,830,000
Method: Private Sale
Date: 02/08/2025
Property Type: House
Land Size: 349 sqm approx

Agent Comments



22 Lowan St BRUNSWICK EAST 3057 (REI/VG)

3 2 3

Price: $1,720,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 470 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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