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	7/200 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Single price: $650,000

Median sale price

Median price: $665,750 | Property Type: Unit | Suburb: Northcote

Period - From: 01/04/2026 to: 30/06/2026 | 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	306/8 Breavington Way NORTHCOTE 3070	$600,000	10/06/2026
2	913/626 Heidelberg Rd ALPHINGTON 3078	$655,000	21/05/2026
3	215C/168 Victoria Rd NORTHCOTE 3070	$630,000	20/05/2026

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: 31/07/2026 14:54

7/200 Westgarth Street, Northcote Vic 3070

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
June quarter 2026: $665,750

Comparable Properties



306/8 Breavington Way NORTHCOTE 3070 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment

Agent Comments



913/626 Heidelberg Rd ALPHINGTON 3078 (REI/VG)

2 1 1

Price: $655,000
Method: Private Sale
Date: 21/05/2026
Rooms: 4
Property Type: Apartment

Agent Comments



215C/168 Victoria Rd NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 20/05/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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