

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

145 Westgarth Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

Median sale price

Median price

\$1,660,000

Property Type

House

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	45 Ogrady St CLIFTON HILL 3068	\$2,000,000	21/02/2026
2	9 Tobin Av NORTHCOTE 3070	\$2,000,000	13/06/2026
3	11 Cleveland St NORTHCOTE 3070	\$2,165,000	11/04/2026

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:

12/08/2026 15:14



4 2 1

Property Type: House

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



45 Ogrady St CLIFTON HILL 3068 (REI/VG)

Agent Comments

4 1 -

Price: \$2,000,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 321 sqm approx



9 Tobin Av NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)



11 Cleveland St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 2

Price: \$2,165,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 421 sqm approx