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	23A Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $995,000 Property Type House Suburb Footscray

Period - From 01/01/2025 to 31/03/2025 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	25 Southampton St FOOTSCRAY 3011	$917,000	17/05/2025
2	83 Gordon St FOOTSCRAY 3011	$1,020,000	14/05/2025
3	84 Commercial Rd FOOTSCRAY 3011	$930,000	05/05/2025

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: 26/05/2025 15:45

23A Gordon Street, Footscray Vic 3011



2 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2025: $995,000

Comparable Properties



25 Southampton St FOOTSCRAY 3011 (REI)

3 1 -

Price: $917,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)

Agent Comments



83 Gordon St FOOTSCRAY 3011 (REI)

4 1 1

Price: $1,020,000
Method: Private Sale
Date: 14/05/2025
Property Type: House

Agent Comments



84 Commercial Rd FOOTSCRAY 3011 (REI)

2 1 -

Price: $930,000
Method: Private Sale
Date: 05/05/2025
Property Type: House

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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