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	8/618-620 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $435,000 Property Type Unit Suburb West 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	6/8 Eleanor St FOOTSCRAY 3011	$445,000	01/04/2025
2	201/64 Cross St FOOTSCRAY 3011	$460,000	01/02/2025
3	6/350 Somerville Rd WEST FOOTSCRAY 3012	$490,000	27/05/2025

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: 16/06/2025 09:38

8/618-620 Barkly Street, West Footscray Vic 3012

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2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
March quarter 2025: $435,000

Comparable Properties



6/8 Eleanor St FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: $445,000
Method: Sold Before Auction
Date: 01/04/2025
Property Type: Unit

Agent Comments



201/64 Cross St FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: $460,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Apartment

Agent Comments



6/350 Somerville Rd WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $490,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment

Agent Comments

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