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	1/65 Napoleon Street, West Footscray Vic 3012

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,100,000 Property Type House Suburb West Footscray

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	23 First St WEST FOOTSCRAY 3012	$751,500	27/07/2026
2	18 West St WEST FOOTSCRAY 3012	$800,000	05/05/2026
3	9 Centennial St WEST FOOTSCRAY 3012	$800,000	17/03/2026

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: 22/08/2026 11:11

1/65 Napoleon Street, West Footscray Vic 3012



3 1 1

Property Type: House (Res)
Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
June quarter 2026: $1,100,000

Comparable Properties



23 First St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $751,500
Method: Private Sale
Date: 27/07/2026
Property Type: House

Agent Comments



18 West St WEST FOOTSCRAY 3012 (VG)

2 - -

Price: $800,000
Method: Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



9 Centennial St WEST FOOTSCRAY 3012 (REI/VG)

3 1 1

Price: $800,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 245 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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