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	65C CALA STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,048,000	Property type	House	Suburb	West Footscray
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
4/3 KATHLEEN STREET WEST FOOTSCRAY VIC 3012	$650,000	01-Jun-26
6/28 STANHOPE STREET WEST FOOTSCRAY VIC 3012	$655,000	07-Jul-26
2/11 INDWE STREET WEST FOOTSCRAY VIC 3012	$630,000	14-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 03 August 2026

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4/3 KATHLEEN STREET WEST FOOTSCRAY VIC 3012

2 1 2

Sold Price **$650,000** Sold Date **01-Jun-26**

Distance **0.72km**



6/28 STANHOPE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price RS **$655,000** Sold Date **07-Jul-26**

Distance **0.88km**



2/11 INDWE STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price **$630,000** Sold Date **14-Jun-25**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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