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	G04/27 VICTORIA STREET FOOTSCRAY VIC 3011

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	$378,000	&	$388,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Footscray
Period-from	01 Oct 2024	to	30 Sep 2025	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
201/21 MORELAND STREET FOOTSCRAY VIC 3011	$390,000	02-May-25
1409/2 JOSEPH ROAD FOOTSCRAY VIC 3011	$378,000	13-Aug-25
G14/9 HEWITT AVENUE FOOTSCRAY VIC 3011	$376,550	11-Jul-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: 02 October 2025

Harcourts Balwyn

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201/21 MORELAND STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **$390,000** Sold Date **02-May-25**

Distance **1.29km**



1409/2 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price **$378,000** Sold Date **13-Aug-25**

Distance **1.48km**



G14/9 HEWITT AVENUE FOOTSCRAY VIC 3011

1 1 1

Sold Price **$376,550** Sold Date **11-Jul-25**

Distance **1.08km**

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

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