Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 11 Church Street, West Footscray Vic 3012

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	127	435

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price [ ] or Range between [$1,300,000] & [$1,400,000]

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price [$1,400,000]

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

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

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	106 Summerhill Rd WEST FOOTSCRAY 3012		
Sale price	$1,350,000	Date of sale	22/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	336

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

I believe there are less then three comparables with the same bed, bath and car on similar land size/ internal size that has sold in the listed price range of this property in the surrounding areas.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,400,000	Unconditional sale date	08.10.26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=135eeefe91bfe6240e0b4c43136d1d2c

11 Church Street, West Footscray Vic 3012



3 2 2

Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2026: $1,100,000

Comparable Properties



106 Summerhill Rd WEST FOOTSCRAY 3012 (REI)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 22/04/2026
Property Type: House (Res)
Land Size: 336 sqm approx

Agent Comments

I have chosen this one because it has the same bed,bath,car

I believe there are less then three comparables with the same bed, bath and car on similar land size/ internal size that has sold in the listed price range of this property in the surrounding areas.

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