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	23/99-109 CRESWICK 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	$345,000	&	$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$455,000	Property type	Unit	Suburb	Footscray
Period-from	01 Apr 2025	to	31 Mar 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
6/256 GORDON STREET FOOTSCRAY VIC 3011	$377,000	12-Jan-26
6/103 GORDON STREET FOOTSCRAY VIC 3011	$342,500	07-Jan-26

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: 22 April 2026

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6/256 GORDON STREET
FOOTSCRAY VIC 3011

2 1 1

Sold Price **$377,000** Sold Date **12-Jan-26**

Distance **0.27km**



6/103 GORDON STREET
FOOTSCRAY VIC 3011

2 1 1

Sold Price **$342,500** Sold Date **07-Jan-26**

Distance **0.44km**

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

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