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	12a Gwelo Street, West Footscray Vic 3012

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $555,000 Property Type Unit Suburb West Footscray

Period - From 03/04/2024 to 02/04/2025 Source Property Data

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	2/12 Beaumont Pde WEST FOOTSCRAY 3012	$747,000	07/03/2025
2	3/62 Roberts St WEST FOOTSCRAY 3012	$740,000	05/12/2024
3	7 Banksia Ct WEST FOOTSCRAY 3012	$772,000	26/11/2024

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: 03/04/2025 15:37

12a Gwelo Street, West Footscray Vic 3012



2

Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median Unit Price
03/04/2024 - 02/04/2025: $555,000

Comparable Properties



2/12 Beaumont Pde WEST FOOTSCRAY 3012 (REI)

3 2 2

Price: $747,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: Townhouse (Res)

Agent Comments



3/62 Roberts St WEST FOOTSCRAY 3012 (REI/VG)

3 2 1

Price: $740,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Townhouse (Res)

Agent Comments



7 Banksia Ct WEST FOOTSCRAY 3012 (VG)

3 - -

Price: $772,000
Method: Sale
Date: 26/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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