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	10 Park Avenue, West Footscray Vic 3012

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $687,000 Property Type Townhouse Suburb West Footscray

Period - From 03/06/2024 to 02/06/2025 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	14/140-142 Rupert St WEST FOOTSCRAY 3012	$687,000	10/05/2025
2	19 Rondell Av WEST FOOTSCRAY 3012	$740,000	07/03/2025
3	26 Park Av WEST FOOTSCRAY 3012	$725,000	17/02/2025

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: 03/06/2025 15:39

10 Park Avenue, West Footscray Vic 3012



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Townhouse Price
03/06/2024 - 02/06/2025: $687,000

Comparable Properties



14/140-142 Rupert St WEST FOOTSCRAY 3012 (REI)

3 1 1

Price: $687,000
Method: Private Sale
Date: 10/05/2025
Property Type: Townhouse (Single)

Agent Comments



19 Rondell Av WEST FOOTSCRAY 3012 (REI/VG)

3 1 1

Price: $740,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments



26 Park Av WEST FOOTSCRAY 3012 (REI/VG)

3 2 1

Price: $725,000
Method: Private Sale
Date: 17/02/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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