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	61 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012

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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	West Footscray
Period-from	01 Aug 2024	to	31 Jul 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
45 SUMMERHILL ROAD FOOTSCRAY VIC 3011	1115000	13-Apr-25
60 MACPHERSON STREET FOOTSCRAY VIC 3011	1150000	08-Mar-25
24 CORAL AVENUE FOOTSCRAY VIC 3011	1113000	14-Aug-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: 29 August 2025

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45 SUMMERHILL ROAD FOOTSCRAY VIC 3011

3 1 1

Sold Price **1115000** Sold Date **13-Apr-25**

Distance **1.02km**



60 MACPHERSON STREET FOOTSCRAY VIC 3011

3 1 2

Sold Price **1150000** Sold Date **08-Mar-25**

Distance **1.5km**



24 CORAL AVENUE FOOTSCRAY VIC 3011

3 1 2

Sold Price RS **1113000** UN Sold Date **14-Aug-25**

Distance **1.12km**

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

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