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	22/1 Saltriver Place, Footscray Vic 3011

Indicative selling price

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

Single price $899,000

Median sale price

Median price $735,000 Property Type Townhouse Suburb Footscray

Period - From 08/11/2024 to 07/11/2025 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	39-41 Merino Mews KENSINGTON 3031	$848,000	11/09/2025
2	72b Stephen St YARRAVILLE 3013	$845,000	28/08/2025
3	1715/1 Warde St FOOTSCRAY 3011	$795,000	01/07/2025

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: 08/11/2025 17:07

22/1 Saltriver Place, Footscray Vic 3011



2 1 1

Rooms: 3
Property Type: Townhouse (Single)
Land Size: 185 sqm approx

Agent Comments

Indicative Selling Price
$899,000
Median Townhouse Price
08/11/2024 - 07/11/2025: $735,000

Comparable Properties



39-41 Merino Mews KENSINGTON 3031 (REI)

2 1 1

Price: $848,000
Method: Private Sale
Date: 11/09/2025
Property Type: Townhouse (Single)

Agent Comments



72b Stephen St YARRAVILLE 3013 (REI/VG)

2 2 1

Price: $845,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Single)

Agent Comments

1715/1 Warde St FOOTSCRAY 3011 (VG)

2 - -

Price: $795,000
Method: Sale
Date: 01/07/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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