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	1a Dawson Avenue, Footscray Vic 3011

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $973,750 Property Type House Suburb Footscray

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	2/32 Cathcart St MAIDSTONE 3012	$1,140,000	26/07/2025
2	7 Cornwall Pl MARIBYRNONG 3032	$1,050,000	08/07/2025
3	1/134 Geelong Rd FOOTSCRAY 3011	$1,125,000	17/05/2025

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: 10/11/2025 11:01

1a Dawson Avenue, Footscray Vic 3011

JellisCraig

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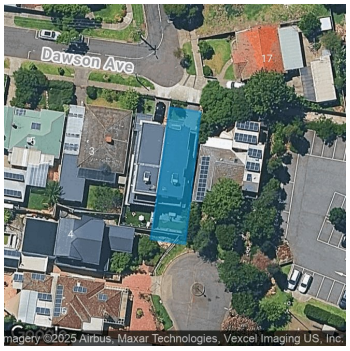

3 3 2

Property Type: House (Res)
Land Size: 243 sqm approx

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2025: $973,750

Agent Comments

Only moments from Victoria University, Flemington, Maribyrnong Leisure Precinct, trams close by and only a short drive to the city.

Comparable Properties



2/32 Cathcart St MAIDSTONE 3012 (REI/VG)

3 2 2

Price: $1,140,000
Method: Auction Sale
Date: 26/07/2025
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 221 sqm approx

Agent Comments

Superior location, similar accommodation, less bathrooms, similar interior, similar parking.



7 Cornwall Pl MARIBYRNONG 3032 (VG)

3 - -

Price: $1,050,000
Method: Sale
Date: 08/07/2025
Property Type: Townhouse (Conjoined)

Agent Comments

Superior location, similar accommodation, less bathrooms, similar interior, similar parking.



1/134 Geelong Rd FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: $1,125,000
Method: Sold Before Auction
Date: 17/05/2025
Property Type: House (Res)
Land Size: 227 sqm approx

Agent Comments

Inferior location, similar accommodation, less bathrooms, similar interior, similar parking.

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