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	28 Dudley Street, Footscray Vic 3011

Indicative selling price

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

Range between $880,000 & $960,000

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 Leander St FOOTSCRAY 3011	$868,000	29/10/2025
2	2 Essex St FOOTSCRAY 3011	$940,000	24/09/2025
3	135 Summerhill Rd FOOTSCRAY 3011	$875,000	30/07/2025

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: 27/11/2025 13:57

28 Dudley Street, Footscray Vic 3011

JellisCraig

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3 1 3

Property Type: House

Indicative Selling Price
$880,000 - $960,000
Median House Price
Year ending September 2025: $973,750

Agent Comments

An appealing and well-maintained residential offering within a highly sought-after inner-western location. Set on a well-proportioned allotment, the property provides comfortable and functional accommodation.

Comparable Properties



2 Leander St FOOTSCRAY 3011 (REI)

4 1 1

Price: $868,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)

Agent Comments

Comparable location, more accommodation, similar interior, inferior land.



2 Essex St FOOTSCRAY 3011 (REI)

3 2 5

Price: $940,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 263 sqm approx

Agent Comments

Comparable location, similar accommodation, more bathrooms, similar interior, inferior land.



135 Summerhill Rd FOOTSCRAY 3011 (REI/VG)

2 1 -

Price: $875,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: House

Agent Comments

Comparable location, newer build, lacking accommodation, superior interior, inferior land.

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