

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 505A/48 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$488,500 Property Type Unit Suburb Footscray

Period - From 01/01/2025 to 31/03/2025 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	403A/48 Cowper St FOOTSCRAY 3011	\$660,000	23/07/2024
2	2/42 Whitehall St FOOTSCRAY 3011	\$600,000	29/06/2024
3	802D/42 Cowper St FOOTSCRAY 3011	\$675,000	20/05/2024

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: 10/04/2025 16:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000
Median Unit Price
March quarter 2025: \$488,500

Comparable Properties



403A/48 Cowper St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit



2/42 Whitehall St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit



802D/42 Cowper St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 20/05/2024
Property Type: Unit