

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 62 Napoleon Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$915,000 Property Type House Suburb West Footscray

Period - From 01/10/2024 to 31/12/2024 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	25 Oxford St WEST FOOTSCRAY 3012	\$870,000	13/02/2025
2	48 Summerhill Rd WEST FOOTSCRAY 3012	\$700,000	12/02/2025
3	32 Elphinstone St WEST FOOTSCRAY 3012	\$815,000	31/01/2025

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: 19/02/2025 15:07



2 1 2

Rooms: 4
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
December quarter 2024: \$915,000

Comparable Properties



25 Oxford St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 2

Price: \$870,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 321 sqm approx



48 Summerhill Rd WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 12/02/2025
Property Type: House
Land Size: 406 sqm approx



32 Elphinstone St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 2

Price: \$815,000
Method: Sold Before Auction
Date: 31/01/2025
Rooms: 3
Property Type: House (Res)
Land Size: 340 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000