

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 802/1-11 Moreland Street, Footscray Vic 3011

Indicative selling price

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

Range between \$650,000 & \$715,000

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	7/60 Henry St KENSINGTON 3031	\$652,000	09/04/2025
2	908/1 Moreland St FOOTSCRAY 3011	\$692,500	01/04/2025
3	120/1 Moreland St FOOTSCRAY 3011	\$691,000	10/02/2025

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: 17/04/2025 13:29



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

March quarter 2025: \$488,500

Comparable Properties



7/60 Henry St KENSINGTON 3031 (REI)

Agent Comments



Price: \$652,000

Method: Private Sale

Date: 09/04/2025

Property Type: Apartment



908/1 Moreland St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$692,500

Method: Private Sale

Date: 01/04/2025

Property Type: Apartment



120/1 Moreland St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$691,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment

Land Size: 161 sqm approx

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