

## 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

8/14 ELDRIDGE STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

2/23 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$335,000	20-Sep-24
10/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$340,000	20-Dec-24
11/6 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$365,000	22-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 17 January 2025



**2/23 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$335,000** Sold Date **20-Sep-24**

Distance **0.12km**

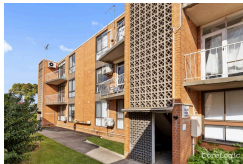


**10/30 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price <sup>RS</sup> **\$340,000** Sold Date **20-Dec-24**

Distance **0.16km**



**11/6 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price <sup>RS</sup> **\$365,000** Sold Date **22-Jul-24**

Distance **0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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