

2/99 - 101 Cowper Street, Footscray Vic 3011



2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: Apartment
Indicative Selling Price
 \$459,000
Median House Price
 Year ending December 2024:
 \$465,000

Comparable Properties



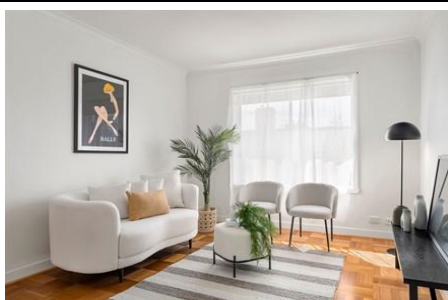
12/51 Stephen Street, Yarraville 3013 (REI)

2 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 07/02/2025
Property Type: Apartment
Agent Comments: Ground level apartment in refurbished condition; smaller layout, no balcony.



5/34 Hyde Street, Seddon 3011 (REI)

2 Bed 1 Bath 1 Car
Price: \$451,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment
Agent Comments: Refurbished first floor apartment of similar age, style, and size



4/213 Gordon Street, Footscray 3011 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$440,000
Method: Private Sale
Date: 23/10/2024
Property Type: Apartment
Agent Comments: Somewhat smaller refurbished apartment in small block; no balcony

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/99 - 101 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$465,000

Unit

x

Suburb

Footscray

Period - From

01/01/2024

to

31/12/2024

Source

REIV

Comparable property sales

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
12/51 Stephen Street, YARRAVILLE 3013	\$420,000	07/02/2025
5/34 Hyde Street, SEDDON 3011	\$451,000	17/01/2025
4/213 Gordon Street, FOOTSCRAY 3011	\$440,000	23/10/2024

This Statement of Information was prepared on:

26/02/2025 16:14