

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

302/133 DROOP STREET FOOTSCRAY VIC 3011

Indicative selling price

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

Single Price

or range
between

\$125,000

&

\$137,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

109/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$137,500	01-Nov-24
501/6 HIGH STREET NORTH MELBOURNE VIC 3051	\$128,000	13-Dec-24
508/6 HIGH STREET NORTH MELBOURNE VIC 3051	\$125,000	08-Dec-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: 20 March 2025



**109/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

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Sold Price

\$137,500

Sold Date **01-Nov-24**

Distance **5.38km**



**501/6 HIGH STREET NORTH
MELBOURNE VIC 3051**

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Sold Price

\$128,000

Sold Date **13-Dec-24**

Distance **5.39km**



**508/6 HIGH STREET NORTH
MELBOURNE VIC 3051**

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Sold Price

\$125,000

Sold Date **08-Dec-24**

Distance **5.39km**

RS = Recent sale

UN = Undisclosed Sale

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