

# 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

10 Beaufort Parade, Footscray Vic 3011
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,000,000
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 & 

\$1,100,000
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### Median sale price

Median price 

\$1,010,000
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 Property Type 

House
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 Suburb 

Footscray
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Period - From 

01/10/2024
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 to 

31/12/2024
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 Source 

REIV
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### 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	8 Warleigh Rd WEST FOOTSCRAY 3012	\$952,000	29/11/2024
2	95 Mcdougall Dr FOOTSCRAY 3011	\$1,299,000	09/11/2024
3	10 Beech St FOOTSCRAY 3011	\$1,050,000	05/10/2024

**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: 

04/02/2025 11:17
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3   2   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 261 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2024: \$1,010,000

## Comparable Properties



**8 Warleigh Rd WEST FOOTSCRAY 3012 (REI/VG)**

3   3   1

**Price:** \$952,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 117 sqm approx

**Agent Comments**

Similar location, newer build and in better condition. But considerably smaller land and internal space



**95 Mcdougall Dr FOOTSCRAY 3011 (REI/VG)**

3   2   2

**Price:** \$1,299,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 220 sqm approx

**Agent Comments**

Three bedroom property in the same estate. With a north facing backyard and in better condition



**10 Beech St FOOTSCRAY 3011 (REI/VG)**

3   2   2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** House (Res)  
**Land Size:** 190 sqm approx

**Agent Comments**

Three bedroom property in the same estate

**Account - Jas Stephens - Yarraville | P: 03 93169000**