

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

87 Alma Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

West Footscray

Period - From

14/03/2024

to

13/03/2025

Source

Property Data

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 Eden St FOOTSCRAY 3011	\$1,017,000	15/02/2025
2	5 Busch St WEST FOOTSCRAY 3012	\$1,040,000	26/10/2024
3	47 Elphinstone St WEST FOOTSCRAY 3012	\$1,020,000	16/10/2024

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:

14/03/2025 11:50

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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
14/03/2024 - 13/03/2025: \$940,000

Comparable Properties



7 Eden St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 8

Price: \$1,017,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 573 sqm approx



5 Busch St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$1,040,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 209 sqm approx



47 Elphinstone St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$1,020,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 546 sqm approx