

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

25 OXFORD STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

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

Single Price

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$938,750

Property type

House

Suburb

West 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

69 SUMMERHILL ROAD FOOTSCRAY VIC 3011	\$896,000	15-Jul-24
19 DOVE STREET WEST FOOTSCRAY VIC 3012	\$980,000	29-Jul-24
7 DUDLEY STREET FOOTSCRAY VIC 3011	\$945,000	29-Oct-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: 28 January 2025



**69 SUMMERHILL ROAD
FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$896,000** Sold Date **15-Jul-24**

Distance **0.59km**



**19 DOVE STREET WEST
FOOTSCRAY VIC 3012**

3 2 -

Sold Price **\$980,000** Sold Date **29-Jul-24**

Distance **0.63km**



**7 DUDLEY STREET FOOTSCRAY
VIC 3011**

2 1 -

Sold Price ^{RS} **\$945,000** Sold Date **29-Oct-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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