

# 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

14/140 Rupert Street, West Footscray Vic 3012

### Indicative selling price

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

Single price \$695,000

### Median sale price

Median price \$688,500

Property Type Townhouse

Suburb West Footscray

Period - From 05/04/2024

to 04/04/2025

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	19 Rondell Av WEST FOOTSCRAY 3012	\$740,000	07/03/2025
2	2/21 Lawn Cr BRAYBROOK 3019	\$670,000	16/01/2025
3	4/695 Barkly St WEST FOOTSCRAY 3012	\$620,000	02/12/2024

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:

05/04/2025 15:44



3 1 1

Rooms: 4  
Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$695,000  
Median Townhouse Price  
05/04/2024 - 04/04/2025: \$688,500

## Comparable Properties



19 Rondell Av WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 1

Price: \$740,000  
Method: Sold Before Auction  
Date: 07/03/2025  
Property Type: House (Res)



2/21 Lawn Cr BRAYBROOK 3019 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000  
Method: Private Sale  
Date: 16/01/2025  
Property Type: Townhouse (Single)



4/695 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$620,000  
Method: Private Sale  
Date: 02/12/2024  
Property Type: Townhouse (Single)

Account - Jas Stephens - Yarraville | P: 03 93169000



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