

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

2a Hope Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$938,750 Property Type House Suburb West Footscray

Period - From 20/02/2024 to 19/02/2025 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	194 Essex St WEST FOOTSCRAY 3012	\$890,000	31/01/2025
2	35 Brunswick St WEST FOOTSCRAY 3012	\$930,000	19/11/2024
3	31 Elphinstone St WEST FOOTSCRAY 3012	\$940,000	08/11/2024

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:

20/02/2025 16:52



Rooms: 5
Property Type: House (Res)
Land Size: 352 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
20/02/2024 - 19/02/2025: \$938,750

Comparable Properties



194 Essex St WEST FOOTSCRAY 3012 (REI)

[Agent Comments](#)



Price: \$890,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 400 sqm approx



35 Brunswick St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)



Price: \$930,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 278 sqm approx



31 Elphinstone St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)



Price: \$940,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: House (Res)
Land Size: 400 sqm approx

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