

## 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

12/16 ELDRIDGE STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

10/24 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$390,000	21-Dec-24
2/7-9 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$370,000	13-Aug-24
4/28 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$370,000	23-Sep-23

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: 12 February 2025



**10/24 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$390,000** Sold Date **21-Dec-24**

Distance **0.08km**



**2/7-9 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$370,000** Sold Date **13-Aug-24**

Distance **0.1km**



**4/28 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price Sold Date **23-Sep-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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