

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

703/250 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$500,500

Property Type

Unit

Suburb

Footscray

Period - From

25/03/2024

to

24/03/2025

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	809/94 Buckley St FOOTSCRAY 3011	\$510,000	07/03/2025
2	211/250 Barkly St FOOTSCRAY 3011	\$510,000	17/01/2025
3	401/250 Barkly St FOOTSCRAY 3011	\$550,000	30/11/2024

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:

25/03/2025 16:05



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
25/03/2024 - 24/03/2025: \$500,500

Comparable Properties



809/94 Buckley St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$510,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment
Land Size: 88 sqm approx



211/250 Barkly St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment



401/250 Barkly St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment

Account - Jas Stephens - Yarraville | P: 03 93169000



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