

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

2 Chatham Street, Footscray Vic 3011

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Footscray

Period - From 19/04/2024 to 18/04/2025 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	5 Latrobe St FOOTSCRAY 3011	\$777,000	01/02/2025
3	220 Ballarat Rd FOOTSCRAY 3011	\$730,000	05/12/2024

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:

19/04/2025 08:25



2 1 1

Rooms: 3
Property Type: House (Res)
Land Size: 135 sqm approx

Agent Comments

Two bedroom single level property on it's own title

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

19/04/2024 - 18/04/2025: \$1,000,000

Comparable Properties



19 Rondell Av WEST FOOTSCRAY 3012 (REI)

3 1 1

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

Agent Comments

Single level two bedroom property on it's own title. Larger land.



5 Latrobe St FOOTSCRAY 3011 (REI/VG)

2 1 -

Price: \$777,000
Method: Sold Before Auction
Date: 01/02/2025
Rooms: 2
Property Type: House (Res)
Land Size: 147 sqm approx

Agent Comments

Genuine period home, but same location and two bedrooms on a single level.



220 Ballarat Rd FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: \$730,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Genuine period home on larger land, but on a main road. Two bedrooms and single level.

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