

# 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

1/4 Alma Street, West Footscray Vic 3012

### Indicative selling price

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

Range between

\$780,000

&

\$840,000

### Median sale price

Median price

\$946,250

Property Type

House

Suburb

West Footscray

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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	167 Suffolk St WEST FOOTSCRAY 3012	\$840,000	10/04/2025
2	3 Hampstead Rd MAIDSTONE 3012	\$825,000	01/04/2025
3	62 Napoleon St WEST FOOTSCRAY 3012	\$815,000	29/03/2025

**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:

05/05/2025 14:46



Property Type:  
Agent Comments

Indicative Selling Price  
\$780,000 - \$840,000  
Median House Price  
Year ending March 2025: \$946,250

## Comparable Properties



167 Suffolk St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$840,000  
Method: Sold Before Auction  
Date: 10/04/2025  
Property Type: House (Res)



3 Hampstead Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$825,000  
Method: Private Sale  
Date: 01/04/2025  
Rooms: 5  
Property Type: House (Res)  
Land Size: 563 sqm approx



62 Napoleon St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$815,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: House (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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