

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

10/21 ELDRIDGE STREET FOOTSCRAY VIC 3011

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 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

3/12 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$331,000	28-Mar-25
102/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$330,000	01-Feb-25
4/13 EMPIRE STREET FOOTSCRAY VIC 3011	\$303,000	23-Sep-24

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: 29 May 2025


**3/12 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

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 Sold Price **\$331,000** Sold Date **28-Mar-25**

 Distance **0.12km**

**102/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

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 Sold Price **\$330,000** Sold Date **01-Feb-25**

 Distance **0.93km**

**4/13 EMPIRE STREET FOOTSCRAY
VIC 3011**

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 Sold Price **\$303,000** Sold Date **23-Sep-24**

 Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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