

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1003/1 WARDE STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Single price

or range between

\$550,000

&

\$600,000

Median sale price

Median price

\$670,000

Property Type

Apartment

Suburb

FOOTSCRAY, VIC 3011

Period - From

11/24

to

07/25

Source

Cotality

Comparable property sales

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
212 STOCKMANS WAY KENSINGTON VIC 3031	\$790,000	22 July 2025
809/1 WARDE STREET FOOTSCRAY VIC 3011	\$760,000	25 November 2024
1309/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$671,000	04 April 2025

This Statement of Information was prepared on:

10/08/2025