

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

11/20 FRENCH 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

7/20 FRENCH STREET FOOTSCRAY VIC 3011	\$460,000	07-Jun-25
827/18 ALBERT STREET FOOTSCRAY VIC 3011	\$460,000	10-Jul-25
316/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$480,000	04-Jun-25

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: 08 August 2025



7/20 FRENCH STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price **\$460,000** Sold Date **07-Jun-25**

Distance **0km**

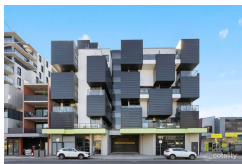


827/18 ALBERT STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price ^{RS} **\$460,000** Sold Date **10-Jul-25**

Distance **0.07km**



316/90 BUCKLEY STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$480,000** Sold Date **04-Jun-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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