

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

110c/64 Cross Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Footscray

Period - From

01/07/2025

to

30/09/2025

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	8/54 Napier St FOOTSCRAY 3011	\$455,000	20/10/2025
2	12/13 Nicholson St FOOTSCRAY 3011	\$465,000	13/05/2025
3	11/20 French St FOOTSCRAY 3011	\$470,000	17/09/2025

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:

22/10/2025 16:51



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$475,000
Median Unit Price
September quarter 2025: \$425,000

Comparable Properties



8/54 Napier St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$455,000
Method: Private Sale
Date: 20/10/2025
Property Type: Unit



12/13 Nicholson St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment



11/20 French St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 17/09/2025
Property Type: Apartment