

## 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

124 CROSS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

West Footscray

Period-from

01 Oct 2024

to

30 Sep 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 10 HANSEN STREET WEST FOOTSCRAY VIC 3012      | \$990,000 | 25-Jun-25 |
| 20 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012 | \$938,000 | 10-May-25 |
| 2 ESSEX STREET FOOTSCRAY VIC 3011             | \$940,000 | 24-Sep-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: 17 October 2025



**10 HANSEN STREET WEST  
FOOTSCRAY VIC 3012**

3 1 1

Sold Price **\$990,000** Sold Date **25-Jun-25**

Distance **0.63km**



**20 ELPHINSTONE STREET WEST  
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$938,000** Sold Date **10-May-25**

Distance **0.74km**



**2 ESSEX STREET FOOTSCRAY VIC  
3011**

3 2 5

Sold Price <sup>RS</sup> **\$940,000** Sold Date **24-Sep-25**

Distance **1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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