

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

1303/1 WARDE 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Other

Suburb

Footscray

Period-from

01 Sep 2024

to

31 Aug 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

7/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$515,000	26-Jun-25
1104/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$535,000	21-Jun-25
2001/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$550,000	26-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: 14 September 2025

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7/27 VICTORIA STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **26-Jun-25**

Distance **0km**



1104/2 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$535,000** Sold Date **21-Jun-25**

Distance **0.22km**



2001/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$550,000** Sold Date **26-Jun-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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