

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

1306C/2 TANNERY WALK 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2025

to

30 Jun 2026

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

803E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$631,000	23-Feb-26
1502E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$524,000	20-Jan-26
511/1 WARDE STREET FOOTSCRAY VIC 3011	\$575,000	02-Jun-26

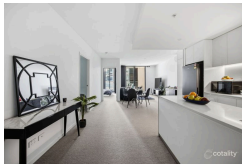
OR

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 July 2026



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



**803E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$631,000** Sold Date **23-Feb-26**

Distance **0km**

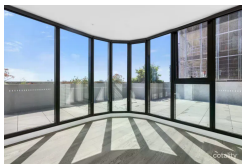


**1502E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$524,000** Sold Date **20-Jan-26**

Distance **0km**



**511/1 WARDE STREET FOOTSCRAY
VIC 3011**

2 2 1

Sold Price **\$575,000** Sold Date **02-Jun-26**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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