

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 14/140 Rupert Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$688,500 Property Type Townhouse Suburb West Footscray

Period - From 05/04/2024 to 04/04/2025 Source Property Data

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 | 19 Rondell Av WEST FOOTSCRAY 3012 | \$740,000 | 07/03/2025 |
| 2 | 2/21 Lawn Cr BRAYBROOK 3019 | \$670,000 | 16/01/2025 |
| 3 | 4/695 Barkly St WEST FOOTSCRAY 3012 | \$620,000 | 02/12/2024 |

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: 05/04/2025 15:44



3 1 1

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$695,000
Median Townhouse Price
05/04/2024 - 04/04/2025: \$688,500

Comparable Properties



19 Rondell Av WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 1

Price: \$740,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: House (Res)



2/21 Lawn Cr BRAYBROOK 3019 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000
Method: Private Sale
Date: 16/01/2025
Property Type: Townhouse (Single)



4/695 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$620,000
Method: Private Sale
Date: 02/12/2024
Property Type: Townhouse (Single)

Account - Jas Stephens - Yarraville | P: 03 93169000



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