

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

16/155 GORDON 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

6/20 FRENCH STREET FOOTSCRAY VIC 3011	\$417,500	28-Mar-25
1019/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$440,000	31-Oct-24
405/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$425,000	18-Oct-24

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: 10 April 2025



6/20 FRENCH STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

^{RS}

\$417,500

Sold Date

28-Mar-25

Distance

0.86km



1019/59 PAISLEY STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$440,000

Sold Date

31-Oct-24

Distance

0.9km



405/55 HOPKINS STREET FOOTSCRAY VIC 3011

 2  1  -

Sold Price

\$425,000

Sold Date

18-Oct-24

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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