

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

17/53 WHITEHALL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

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

18/53 WHITEHALL STREET FOOTSCRAY VIC 3011	\$583,000	03-Oct-25
311A/48 COWPER STREET FOOTSCRAY VIC 3011	\$600,000	25-Aug-25
204/21 MORELAND STREET FOOTSCRAY VIC 3011	\$595,000	25-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: 16 October 2025



18/53 WHITEHALL STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

^{RS}

\$583,000

Sold Date

03-Oct-25

Distance

0km



311A/48 COWPER STREET FOOTSCRAY VIC 3011

2 2 -

Sold Price

^{RS}

\$600,000

Sold Date

25-Aug-25

Distance

0.37km



204/21 MORELAND STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$595,000

Sold Date

25-Jun-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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