

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

18/20 Hewitt Avenue, Footscray Vic 3011

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$987,500 Property Type House Suburb Footscray

Period - From 01/04/2024 to 31/03/2025 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	14 Hocking St FOOTSCRAY 3011	\$900,000	26/02/2025
2	3b Sydney St FOOTSCRAY 3011	\$858,000	01/03/2025
3	41 Beaurepaire Pde FOOTSCRAY 3011	\$850,000	06/12/2024

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:

01/04/2025 16:46



3 2 2

Rooms: 5
Property Type: Townhouse
Land Size: 114 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median House Price
01/04/2024 - 31/03/2025: \$987,500

Comparable Properties

14 Hocking St FOOTSCRAY 3011 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method:
Date: 26/02/2025
Property Type: Townhouse (Single)



3b Sydney St FOOTSCRAY 3011 (REI)

Agent Comments

3 2 2

Price: \$858,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)



41 Beaurepaire Pde FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 06/12/2024
Property Type: Townhouse (Single)
Land Size: 111 sqm approx