

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

19/258 BALLARAT ROAD 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 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

1/21 GORDON STREET FOOTSCRAY VIC 3011	\$400,000	07-Jan-25
3/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$390,000	20-May-25
6/8 ELEANOR STREET FOOTSCRAY VIC 3011	\$445,000	01-Apr-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: 28 May 2025



1/21 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price \$400,000 Sold Date 07-Jan-25

Distance **0.45km**



3/4 ELDRIDGE STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price ^{RS} **\$390,000 Sold Date 20-May-25**

Distance **0.7km**



6/8 ELEANOR STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price ^{RS} **\$445,000 Sold Date 01-Apr-25**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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