

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

2/14 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Footscray

Period - From 23/04/2024 to 22/04/2025 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	8/14 Eldridge St FOOTSCRAY 3011	\$365,500	12/03/2025
2	27/155 Gordon St FOOTSCRAY 3011	\$387,500	05/03/2025
3	10/24 Eldridge St FOOTSCRAY 3011	\$390,000	21/12/2024

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:

23/04/2025 16:31



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$360,000 - \$395,000
Median Unit Price
23/04/2024 - 22/04/2025: \$495,000

Comparable Properties



8/14 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$365,500
Method: Private Sale
Date: 12/03/2025
Property Type: Unit



27/155 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$387,500
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment



10/24 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$390,000
Method: Auction Sale
Date: 21/12/2024
Property Type: Unit