Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/14 Eldridge Street, Footscray Vic 3011

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$360,000		&		\$395,000			
Median sale pi	rice							
Median price	\$495,000	Pro	operty Type	Unit			Suburb	Footscray
Period - From	23/04/2024	to	22/04/2025		So	urce	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.

Add	dress 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



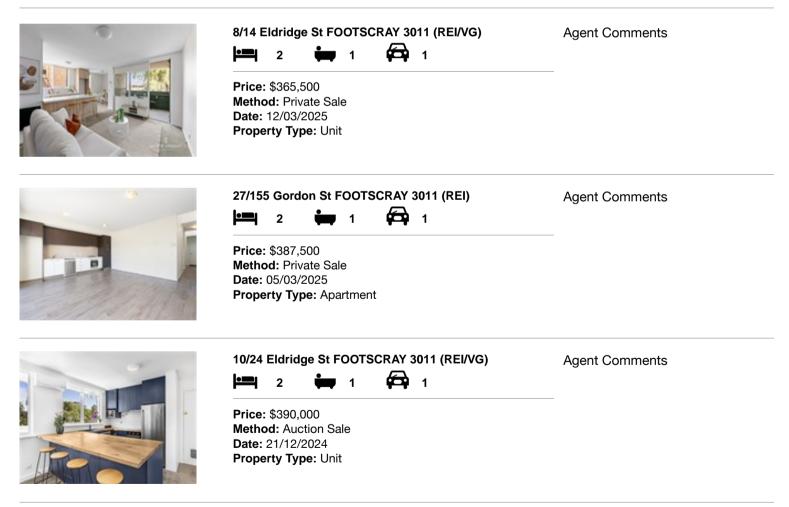






Property Type: Unit Agent Comments Indicative Selling Price \$360,000 - \$395,000 Median Unit Price 23/04/2024 - 22/04/2025: \$495,000

Comparable Properties



Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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