

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

2/38 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Nov 2024

to

31 Oct 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

16/7-9 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$270,000	03-Sep-25
1/709 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$250,000	21-Aug-25
10/6 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$245,000	09-Sep-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: 18 November 2025



16/7-9 HATFIELD COURT WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

\$270,000

Sold Date **03-Sep-25**

Distance

0.44km



1/709 BARKLY STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

\$250,000

Sold Date **21-Aug-25**

Distance

1.04km



10/6 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

\$245,000

Sold Date **09-Sep-25**

Distance

1.39km



6/95-97 SUMMERHILL ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$280,000

Sold Date **05-Jun-25**

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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