

## 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

201/14 ELEANOR STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$425,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2024

to

31 Aug 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

|  |           |           |
|--|-----------|-----------|
| 6/8 ELEANOR STREET FOOTSCRAY VIC 3011      | \$445,000 | 01-Apr-25 |
| 8/24 SOUTHAMPTON STREET FOOTSCRAY VIC 3011 | \$430,000 | 01-Apr-25 |
| 5/4 ELDRIDGE STREET FOOTSCRAY VIC 3011     | \$442,000 | 28-Jul-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: 12 September 2025


**6/8 ELEANOR STREET  
FOOTSCRAY VIC 3011**

2 1 1

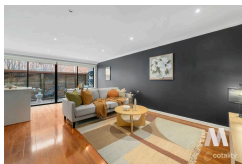
 Sold Price **\$445,000** Sold Date **01-Apr-25**

 Distance **0.05km**

**8/24 SOUTHAMPTON STREET  
FOOTSCRAY VIC 3011**

2 1 1

 Sold Price **\$430,000** Sold Date **01-Apr-25**

 Distance **0.49km**

**5/4 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 1

 Sold Price **\$442,000** Sold Date **28-Jul-25**

 Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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