

## 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

202/41 VICTORIA STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$429,000

### 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

6/20 FRENCH STREET FOOTSCRAY VIC 3011	\$417,500	28-Mar-25
1002/240 BARKLY STREET FOOTSCRAY VIC 3011	\$417,500	11-Apr-25
101/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$427,000	23-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: 19 May 2025



**6/20 FRENCH STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price <sup>RS</sup> **\$417,500** Sold Date **28-Mar-25**

Distance **0.33km**

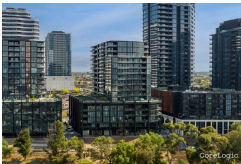


**1002/240 BARKLY STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$417,500** Sold Date **11-Apr-25**

Distance **0.46km**



**101/4 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

2 1 -

Sold Price <sup>RS</sup> **\$427,000** Sold Date **23-Apr-25**

Distance **1.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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