

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

21B Marcus Avenue, West Footscray Vic 3012

Indicative selling price

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

Single price

\$840,000

Median sale price

Median price

\$690,000

Property Type

Townhouse

Suburb

West Footscray

Period - From

10/05/2024

to

09/05/2025

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	3/36 Hocking St FOOTSCRAY 3011	\$868,000	07/05/2025
2	14/23 Soudan Rd WEST FOOTSCRAY 3012	\$875,000	03/05/2025
3	21/24 Dongola Rd WEST FOOTSCRAY 3012	\$888,000	12/04/2025

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:

10/05/2025 12:22