

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

3/28 ELEANOR STREET FOOTSCRAY VIC 3011

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

\$520,000

&

\$570,000

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

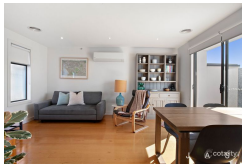
Date of sale

4/12 ELEANOR STREET FOOTSCRAY VIC 3011	\$570,000	13-Sep-25
5/10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$565,000	09-May-25
11/1 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$550,000	02-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: 22 September 2025



4/12 ELEANOR STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

^{RS}

\$570,000

Sold Date

13-Sep-25

Distance

0.11km



5/10 ROSAMOND ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$565,000

Sold Date

09-May-25

Distance

0.43km



11/1 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price

\$550,000

Sold Date

02-Jul-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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