

## 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

3/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012

### 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

\$250,000

&

\$275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

West 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 6/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012    | \$288,000 | 18-Aug-25 |
| 16/7-9 HATFIELD COURT WEST FOOTSCRAY VIC 3012 | \$270,000 | 02-Sep-25 |
| 1/15 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012  | \$240,000 | 04-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: 23 September 2025



**6/6 HATFIELD COURT WEST  
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

<sup>RS</sup> **\$288,000**

Sold Date **18-Aug-25**

Distance

**0km**



**16/7-9 HATFIELD COURT WEST  
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

<sup>RS</sup> **\$270,000**

Sold Date **02-Sep-25**

Distance

**0.04km**



**1/15 BEAUMONT PARADE WEST  
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

**\$240,000**

Sold Date **04-Apr-25**

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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