

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

3/711 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$946,250

Property Type

House

Suburb

West Footscray

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	3/49 Bishop St KINGSVILLE 3012	\$812,500	06/04/2025
2	143 Suffolk St WEST FOOTSCRAY 3012	\$785,000	18/12/2024
3	7 Banksia Ct WEST FOOTSCRAY 3012	\$772,000	26/11/2024

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:

02/05/2025 13:48



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median House Price
Year ending March 2025: \$946,250

Comparable Properties



3/49 Bishop St KINGSVILLE 3012 (REI)

Agent Comments

 3  2  1

Price: \$812,500
Method: Sold Before Auction
Date: 06/04/2025
Property Type: Townhouse (Single)



143 Suffolk St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 3  1  2

Price: \$785,000
Method: Private Sale
Date: 18/12/2024
Property Type: Townhouse (Single)
Land Size: 171 sqm approx



7 Banksia Ct WEST FOOTSCRAY 3012 (VG)

Agent Comments

 3  -  -

Price: \$772,000
Method: Sale
Date: 26/11/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9803 0400