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

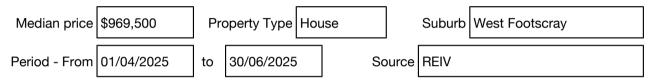
3 Khartoum Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$972,500

Median sale price



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	20 Elphinstone St WEST FOOTSCRAY 3012	\$938,000	10/05/2025
2	2a Hope St WEST FOOTSCRAY 3012	\$985,000	19/03/2025
3	25 Oxford St WEST FOOTSCRAY 3012	\$870,000	13/02/2025

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:

10/07/2025 11:26









Rooms: 6 Property Type: House Land Size: 424 sqm approx Agent Comments Indicative Selling Price \$972,500 Median House Price June quarter 2025: \$969,500

Comparable Properties

	20 Elphinstone St WEST FOOTSCRAY 3012 (REI) 3 1 2 Price: \$938,000 Method: Auction Sale Date: 10/05/2025 Property Type: House (Res) Land Size: 484 sqm approx	Agent Comments
	2a Hope St WEST FOOTSCRAY 3012 (REI/VG) 3 1 Price: \$985,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: House (Res) Land Size: 308 sqm approx	Agent Comments
(@realty	25 Oxford St WEST FOOTSCRAY 3012 (REI/VG) 3 1 2 Price: \$870,000 Method: Private Sale Date: 13/02/2025 Property Type: House Land Size: 321 sqm approx	Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.