

# 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

31 Leander Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$942,500

Property Type House

Suburb Footscray

Period - From 16/09/2025

to

15/09/2026

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 | 4 Raleigh St FOOTSCRAY 3011      | \$920,000 | 19/08/2026   |
| 2 | 67 Hyde St FOOTSCRAY 3011        | \$880,000 | 07/08/2026   |
| 3 | 19 Southampton St FOOTSCRAY 3011 | \$950,000 | 04/06/2026   |

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:

16/09/2026 11:10



Property Type:  
Agent Comments

Indicative Selling Price  
\$900,000 - \$950,000  
Median House Price  
16/09/2025 - 15/09/2026: \$942,500

## Comparable Properties



4 Raleigh St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$920,000  
Method: Private Sale  
Date: 19/08/2026  
Property Type: House (Res)



67 Hyde St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$880,000  
Method: Private Sale  
Date: 07/08/2026  
Property Type: House



19 Southampton St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$950,000  
Method: Private Sale  
Date: 04/06/2026  
Property Type: House  
Land Size: 255 sqm approx