

## 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

3B GLAMIS ROAD WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 41 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011    | \$850,000 | 06-Dec-24 |
| 17 SOUTER CRESCENT FOOTSCRAY VIC 3011       | \$805,000 | 23-May-25 |
| 3/711 BARKLY STREET WEST FOOTSCRAY VIC 3012 | \$805,000 | 14-May-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: 06 June 2025



## 41 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011

 3  2  2

Sold Price **\$850,000** Sold Date **06-Dec-24**

Distance **0.99km**



## 17 SOUTER CRESCENT FOOTSCRAY VIC 3011

 2  1  1

Sold Price <sup>RS</sup> **\$805,000** <sup>UN</sup> Sold Date **23-May-25**

Distance **1.02km**



## 3/711 BARKLY STREET WEST FOOTSCRAY VIC 3012

 3  2  2

Sold Price <sup>RS</sup> **\$805,000** Sold Date **14-May-25**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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