

# 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

41 Adelaide Street, Footscray Vic 3011

### Indicative selling price

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

Single price

\$815,000

### Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Footscray

Period - From

24/04/2024

to

23/04/2025

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	5 Latrobe St FOOTSCRAY 3011	\$777,000	01/02/2025
2	107 Macpherson St FOOTSCRAY 3011	\$835,000	19/12/2024
3	102 Victoria St FOOTSCRAY 3011	\$780,000	21/11/2024

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:

24/04/2025 12:43



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**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 195 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$815,000  
**Median House Price**  
24/04/2024 - 23/04/2025: \$1,000,000

Comparable Properties



**5 Latrobe St FOOTSCRAY 3011 (REI/VG)** **Agent Comments**

2   1   -

**Price:** \$777,000  
**Method:** Sold Before Auction  
**Date:** 01/02/2025  
**Rooms:** 2  
**Property Type:** House (Res)  
**Land Size:** 147 sqm approx



**107 Macpherson St FOOTSCRAY 3011 (REI/VG)** **Agent Comments**

2   1   -

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 19/12/2024  
**Rooms:** 2  
**Property Type:** House (Res)  
**Land Size:** 170 sqm approx



**102 Victoria St FOOTSCRAY 3011 (REI/VG)** **Agent Comments**

2   1   -

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Rooms:** 2  
**Property Type:** House (Res)  
**Land Size:** 153 sqm approx

**Account - Jas Stephens - Yarraville | P: 03 93169000**



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