

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 Dudley Street, Footscray Vic 3011

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$997,000

Property Type House

Suburb Footscray

Period - From 01/04/2026

to 30/06/2026

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	2/46 Macedon St MARIBYRNONG 3032	\$1,000,000	01/08/2026
2	16 Brunswick St WEST FOOTSCRAY 3012	\$985,000	25/04/2026
3	20 Warleigh Rd WEST FOOTSCRAY 3012	\$955,000	28/03/2026

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:

17/08/2026 15:36



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$997,000

Comparable Properties



2/46 Macedon St MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)



16 Brunswick St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$985,000
Method: Sold Before Auction
Date: 25/04/2026
Property Type: House (Res)
Land Size: 315 sqm approx



20 Warleigh Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 2 -

Price: \$955,000
Method: Private Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 311 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000