

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

5/19 WARATAH STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

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

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

4/357 GEELONG ROAD KINGSVILLE VIC 3012	\$680,000	17-Jun-25
14/140-142 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$687,000	10-May-25
6/8 WARATAH STREET WEST FOOTSCRAY VIC 3012	\$650,000	29-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: 01 September 2025



**4/357 GEELONG ROAD
KINGSVILLE VIC 3012**

 3  2  1

Sold Price

\$680,000

Sold Date

17-Jun-25

Distance

0.68km



**14/140-142 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 3  1  1

Sold Price

\$687,000

Sold Date

10-May-25

Distance

1.34km



**6/8 WARATAH STREET WEST
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price

\$650,000

Sold Date

29-May-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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