

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

5/26 BEAUMONT PARADE 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

or range
between

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2024

to

30 Apr 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

202/72 CROSS STREET FOOTSCRAY VIC 3011	\$530,000	23-Apr-25
204/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$550,000	28-Mar-25
51 ALMA STREET WEST FOOTSCRAY VIC 3012	\$525,000	-

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: 19 May 2025



**202/72 CROSS STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$530,000** Sold Date **23-Apr-25**

Distance **1.4km**



**204/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **28-Mar-25**

Distance **1.46km**



**51 ALMA STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$525,000** Sold Date **-**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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