

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

508A/10 DROOP STREET FOOTSCRAY VIC 3011

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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2024

to

31 Oct 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

302A/10 DROOP STREET FOOTSCRAY VIC 3011	\$260,000	28-Jul-25
511A/10 DROOP STREET FOOTSCRAY VIC 3011	\$275,000	18-Sep-25
512A/10 DROOP STREET FOOTSCRAY VIC 3011	\$285,000	20-Aug-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: 17 November 2025


**302A/10 DROOP STREET
FOOTSCRAY VIC 3011**

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 Sold Price **\$260,000** Sold Date **28-Jul-25**

 Distance **0km**

**511A/10 DROOP STREET
FOOTSCRAY VIC 3011**

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 Sold Price ^{RS} **\$275,000** Sold Date **18-Sep-25**

 Distance **0km**

**512A/10 DROOP STREET
FOOTSCRAY VIC 3011**

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 Sold Price **\$285,000** Sold Date **20-Aug-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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