

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

605C/2 TANNERY WALK 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2025

to

31 Jan 2026

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

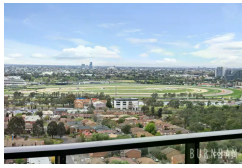
Date of sale

1707/1 WARDE STREET FOOTSCRAY VIC 3011	\$551,000	26-Nov-25
2306/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$615,000	09-Dec-25
118/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$565,000	16-Jan-26

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: 03 February 2026



1707/1 WARDE STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS}

\$551,000

Sold Date **26-Nov-25**

Distance **0.07km**



2306/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

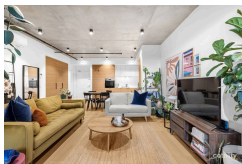
Sold Price

^{RS}

\$615,000

Sold Date **09-Dec-25**

Distance **0.24km**



118/94 BUCKLEY STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS}

\$565,000

Sold Date **16-Jan-26**

Distance **1.21km**



506/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$671,000

Sold Date **06-Dec-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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