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	606D/4 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~~		or range between	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Footscray
Period-from	01 Jun 2025	to	31 May 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
29/155 GORDON STREET FOOTSCRAY VIC 3011	$417,000	10-Apr-26
3/11 NICHOLSON STREET FOOTSCRAY VIC 3011	$433,000	04-Jun-26
501B/2 DENNIS STREET FOOTSCRAY VIC 3011	$440,000	25-Feb-26

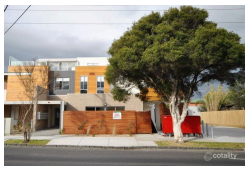
OR

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: 29 June 2026

ComptonGreen.

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29/155 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$417,000** Sold Date **10-Apr-26**

Distance **1.65km**



3/11 NICHOLSON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price RS **$433,000** Sold Date **04-Jun-26**

Distance **0.81km**



501B/2 DENNIS STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **$440,000** Sold Date **25-Feb-26**

Distance **0.72km**

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

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