

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

7/35 HAMPTON 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2024

to

31 May 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

2/98 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$383,500	14-May-25
9/146 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$366,000	19-May-25
22/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012	\$390,000	14-Feb-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: 24 June 2025

**2/98 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$383,500

Sold Date

14-May-25

Distance

0.99km**9/146 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$366,000

Sold Date

19-May-25

Distance

1.03km**22/22 BLANDFORD STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

\$390,000

Sold Date

14-Feb-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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