

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	723/18 Albert Street, Footscray, VIC 3011
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$350,000	&	\$380,000
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Median sale price

Median price	\$425,000	Property Type	House	Suburb	Footscray (3011)
Period - From	18/06/2025	to	18/12/2025	Source	REIV

Comparable property sales

A                    These are the three properties sold within two kilometres of the property for sale in the last six 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
29/181 GEELONG ROAD, SEDDON VIC 3011	\$333,000	19/11/2025
301/21 MORELAND STREET, FOOTSCRAY VIC 3011	\$385,000	17/11/2025
620/18 ALBERT STREET, FOOTSCRAY VIC 3011	\$355,000	02/07/2025

This Statement of Information was prepared on: 18/12/2025