

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

73 GORDON 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 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

7 EDEN STREET FOOTSCRAY VIC 3011	\$1,017,000	15-Feb-25
23 DONGOLA ROAD WEST FOOTSCRAY VIC 3012	\$1,612,000	23-May-25
33 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$1,465,000	31-May-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: 03 July 2025



7 EDEN STREET FOOTSCRAY VIC 3011

2 1 4

Sold Price

\$1,017,000

Sold Date

15-Feb-25

Distance

0.56km



23 DONGOLA ROAD WEST FOOTSCRAY VIC 3012

3 1 -

Sold Price

^{RS} **\$1,612,000**

Sold Date

23-May-25

Distance

0.75km



33 STANHOPE STREET WEST FOOTSCRAY VIC 3012

3 2 2

Sold Price

^{RS} **\$1,465,000**

Sold Date

31-May-25

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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