

# 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

8/618-620 Barkly Street, West Footscray Vic 3012

### Indicative selling price

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

Range between \$450,000 & \$495,000

### Median sale price

Median price \$435,000 Property Type Unit Suburb West Footscray

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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 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
1	6/8 Eleanor St FOOTSCRAY 3011	\$445,000	01/04/2025
2	201/64 Cross St FOOTSCRAY 3011	\$460,000	01/02/2025
3	6/350 Somerville Rd WEST FOOTSCRAY 3012	\$490,000	27/05/2025

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 six months.~~

This Statement of Information was prepared on:

16/06/2025 09:38

8/618-620 Barkly Street, West Footscray Vic 3012

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2 1 1

Property Type: Villa  
Agent Comments

Indicative Selling Price  
\$450,000 - \$495,000  
Median Unit Price  
March quarter 2025: \$435,000

## Comparable Properties



6/8 Eleanor St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$445,000  
Method: Sold Before Auction  
Date: 01/04/2025  
Property Type: Unit



201/64 Cross St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000  
Method: Auction Sale  
Date: 01/02/2025  
Property Type: Apartment



6/350 Somerville Rd WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$490,000  
Method: Private Sale  
Date: 27/05/2025  
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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