

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

804E/6 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

\$635,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

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

208/77 HOBSONS ROAD KENSINGTON VIC 3031	\$655,000	13-May-25
706/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$665,000	23-Mar-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: 29 July 2025

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**208/77 HOBSONS ROAD
KENSINGTON VIC 3031**

3 2 1

Sold Price

\$655,000 Sold Date **13-May-25**

Distance **0.94km**



**706/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

3 2 1

Sold Price

\$665,000 Sold Date **23-Mar-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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