

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

G01/14 ELEANOR 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

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

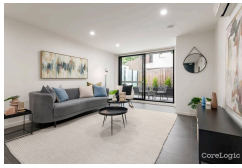
Date of sale

G02/14 ELEANOR STREET FOOTSCRAY VIC 3011	\$475,000	22-Mar-25
708/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$475,000	22-May-25
12/13 NICHOLSON STREET FOOTSCRAY VIC 3011	\$465,000	13-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: 17 June 2025


**G02/14 ELEANOR STREET
FOOTSCRAY VIC 3011**

2 2 1

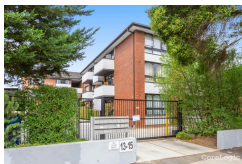
 Sold Price **\$475,000** Sold Date **22-Mar-25**

 Distance **0km**

**708/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 2 1

 Sold Price ^{RS} **\$475,000** Sold Date **22-May-25**

 Distance **0.48km**

**12/13 NICHOLSON STREET
FOOTSCRAY VIC 3011**

2 1 1

 Sold Price ^{RS} **\$465,000** Sold Date **13-May-25**

 Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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