

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

G7/432 Geelong Road, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$360,000

&

\$395,000

Median sale price

Median price

\$458,250

Property Type

Unit

Suburb

West Footscray

Period - From

01/04/2025

to

30/06/2025

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	209/372 Geelong Rd WEST FOOTSCRAY 3012	\$385,000	22/08/2025
2	207/432 Geelong Rd WEST FOOTSCRAY 3012	\$410,000	13/05/2025
3	105/368 Geelong Rd WEST FOOTSCRAY 3012	\$385,000	23/04/2025

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:

03/09/2025 15:10



Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$395,000
Median Unit Price
June quarter 2025: \$458,250

Comparable Properties



209/372 Geelong Rd WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$385,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment



207/432 Geelong Rd WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$410,000
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment



105/368 Geelong Rd WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$385,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment