

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

2/148 RUPERT STREET WEST FOOTSCRAY VIC 3012

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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2024

to

30 Sep 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

2/108 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$390,000	16-Jul-25
2/98 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$383,500	14-May-25
9/146 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$366,000	19-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.~~

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**2/108 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$390,000** Sold Date **16-Jul-25**

Distance **0.28km**



**2/98 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$383,500** Sold Date **14-May-25**

Distance **0.35km**



**9/146 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$366,000** Sold Date **19-May-25**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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