

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

8/54 NAPIER 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2024

to

31 Aug 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

2/99-101 COWPER STREET FOOTSCRAY VIC 3011	\$455,000	03-Apr-25
825/18 ALBERT STREET FOOTSCRAY VIC 3011	\$425,000	18-Aug-25
2/72 DROOP STREET FOOTSCRAY VIC 3011	\$447,000	03-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: 22 September 2025

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2/99-101 COWPER STREET

FOOTSCRAY VIC 3011

2

1

1

Sold Price

\$455,000

Sold Date

03-Apr-25

Distance

0.15km



825/18 ALBERT STREET

FOOTSCRAY VIC 3011

2

1

1

Sold Price

^{RS}\$425,000

Sold Date

18-Aug-25

Distance

0.55km



2/72 DROOP STREET FOOTSCRAY

VIC 3011

2

1

1

Sold Price

\$447,000

Sold Date

03-May-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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