

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

18/20 FRENCH 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

\$520,000

&

\$550,000

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

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

405E/1 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$560,000	14-Feb-25
608C/2 TANNERY WALK FOOTSCRAY VIC 3011	\$600,000	21-May-25
113/1 MORELAND STREET FOOTSCRAY VIC 3011	\$605,000	08-Mar-25

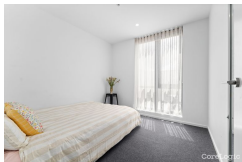
OR

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.~~

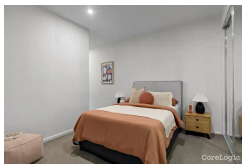
This Statement of Information was prepared on: 09 July 2025

**405E/1 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

3 2 -

Sold Price **\$560,000** Sold Date **14-Feb-25**Distance **0.94km****608C/2 TANNERY WALK
FOOTSCRAY VIC 3011**

3 2 1

Sold Price ^{RS} **\$600,000** Sold Date **21-May-25**Distance **0.94km****113/1 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 1

Sold Price **\$605,000** Sold Date **08-Mar-25**Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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