

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

1/10 CARMICHAEL 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

West 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

6/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$393,000	05-Apr-25
7/35 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$400,000	09-Jul-25
2/24 SOUTHAMPTON STREET FOOTSCRAY VIC 3011	\$395,000	03-Jul-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: 24 September 2025



**6/12 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

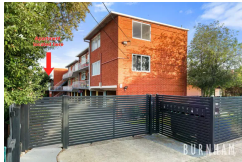
2 1 1

Sold Price

\$393,000

Sold Date **05-Apr-25**

Distance **0.02km**



**7/35 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$400,000

Sold Date **09-Jul-25**

Distance **1.4km**



**2/24 SOUTHAMPTON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$395,000**

Sold Date **03-Jul-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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