

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

7/33 GORDON 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

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

4/9 SYDNEY STREET FOOTSCRAY VIC 3011	\$415,000	22-Jul-25
11/135 ESSEX STREET WEST FOOTSCRAY VIC 3012	\$380,000	19-Sep-25
4/51-53 ALMA STREET WEST FOOTSCRAY VIC 3012	\$443,000	30-Sep-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: 30 October 2025



4/9 SYDNEY STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$415,000

Sold Date

22-Jul-25

Distance

0.54km



11/135 ESSEX STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

^{RS} **\$380,000**

Sold Date

19-Sep-25

Distance

1.6km



4/51-53 ALMA STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

^{RS} **\$443,000**

Sold Date

30-Sep-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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