

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

5/26 Park Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

Median sale price

Median price \$730,000

Property Type Townhouse

Suburb Footscray

Period - From 09/09/2024

to

08/09/2025

Source Property Data

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 six 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
1	8/50 Raleigh St FOOTSCRAY 3011	\$585,000	26/07/2025
2	4 Greenham Pl FOOTSCRAY 3011	\$570,000	18/07/2025
3	1/15 Yardley St MAIDSTONE 3012	\$625,000	30/05/2025

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 six months.~~

This Statement of Information was prepared on:

09/09/2025 11:07



2 2 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 94 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Townhouse Price
09/09/2024 - 08/09/2025: \$730,000

Comparable Properties



8/50 Raleigh St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Single)



4 Greenham Pl FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 2 1

Price: \$570,000
Method: Sold Before Auction
Date: 18/07/2025
Property Type: Townhouse (Res)



1/15 Yardley St MAIDSTONE 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$625,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)

Account - Jas Stephens - Yarraville | P: 03 93169000



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