

# 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 Dongola Road, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,290,000 Property Type House Suburb West Footscray

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	15 Barton St WEST FOOTSCRAY 3012	\$1,273,000	11/04/2026
2	6 Clarendon Pde WEST FOOTSCRAY 3012	\$1,120,000	28/03/2026
3	14 Eden St FOOTSCRAY 3011	\$1,200,000	15/11/2025

**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:

21/04/2026 13:17



4 2 2

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

March quarter 2026: \$1,290,000

## Comparable Properties



**15 Barton St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

4 1 1

**Price:** \$1,273,000

**Method:** Auction Sale

**Date:** 11/04/2026

**Property Type:** House (Res)



**6 Clarendon Pde WEST FOOTSCRAY 3012 (REI)**

Agent Comments

3 1 6

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**14 Eden St FOOTSCRAY 3011 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 403 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000