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	3/28 Stanhope Street, West Footscray Vic 3012

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 $448,000 Property Type Unit Suburb West Footscray

Period - From 01/04/2025 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	1/119 Essex St WEST FOOTSCRAY 3012	$600,000	30/05/2026
2	1/9 Buxton St WEST FOOTSCRAY 3012	$605,000	09/05/2026
3	7/44 Argyle St WEST FOOTSCRAY 3012	$600,000	27/04/2026

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: 02/06/2026 11:16

3/28 Stanhope Street, West Footscray Vic 3012



2 1 1

Rooms: 3
Property Type: Villa/Unit
Land Size: 129 sqm approx

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
Year ending March 2026: $448,000

Agent Comments

Two bedroom villa unit with a lock-up garage and north-west facing courtyard

Comparable Properties



1/119 Essex St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit

Agent Comments

Street fronting 2 bedroom villa unit, on a busier road. Smaller land and courtyard not on title.



1/9 Buxton St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $605,000
Method: Auction Sale
Date: 09/05/2026
Rooms: 3
Property Type: Unit

Agent Comments

Street fronting 2 bedroom villa unit, smaller internally and externally, no lock-up garage.



7/44 Argyle St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 27/04/2026
Property Type: Unit

Agent Comments

2 bedroom villa unit, smaller internally and externally, courtyard not on title

Account - Jas Stephens - Yarraville | P: 03 93169000

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