

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

50 Indwe Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$750,000

Property Type

Townhouse

Suburb

West Footscray

Period - From

29/06/2025

to

28/06/2026

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	1/8 Waratah St WEST FOOTSCRAY 3012	\$790,000	29/05/2026
2	2/92 Roberts St WEST FOOTSCRAY 3012	\$755,000	28/02/2026
3	13/350 Somerville Rd WEST FOOTSCRAY 3012	\$675,000	12/02/2026

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:

29/06/2026 12:55



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 180 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Townhouse Price

29/06/2025 - 28/06/2026: \$750,000

Comparable Properties



1/8 Waratah St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Sold Before Auction

Date: 29/05/2026

Property Type: Townhouse (Res)



2/92 Roberts St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 3 2

Price: \$755,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



13/350 Somerville Rd WEST FOOTSCRAY 3012 (REI/VG) Agent Comments

3 1 2

Price: \$675,000

Method: Private Sale

Date: 12/02/2026

Property Type: Townhouse (Single)

Account - Jas Stephens - Yarraville | P: 03 93169000