

# 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

16/2 Saltriver Place, Footscray Vic 3011

### Indicative selling price

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

Single price \$795,000

### Median sale price

Median price \$490,000

Property Type Unit

Suburb Footscray

Period - From 01/10/2025

to 31/12/2025

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	10/4 Saltriver PI FOOTSCRAY 3011	\$795,000	06/03/2026
2	25/1 Saltriver PI FOOTSCRAY 3011	\$820,000	08/11/2025
3	2103/5 Joseph Rd FOOTSCRAY 3011	\$845,000	17/10/2025

**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:

23/03/2026 11:04



3   2   1

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 109 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$795,000  
**Median Unit Price**  
December quarter 2025: \$490,000

## Comparable Properties



**10/4 Saltriver PI FOOTSCRAY 3011 (REI)**

**Agent Comments**

3   2   1

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 06/03/2026  
**Property Type:** Apartment



**25/1 Saltriver PI FOOTSCRAY 3011 (REI)**

**Agent Comments**

3   2   1

**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** Townhouse (Res)



**2103/5 Joseph Rd FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 17/10/2025  
**Property Type:** Apartment

**Account - Jas Stephens - Yarraville | P: 03 93169000**