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	302/64 GEELONG ROAD FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$430,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Footscray
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

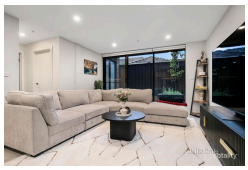
Address of comparable property	Price	Date of sale
2/61 DROOP STREET FOOTSCRAY VIC 3011	$460,000	16-Jun-25
1032/18 ALBERT STREET FOOTSCRAY VIC 3011	$455,000	31-Jul-25
827/18 ALBERT STREET FOOTSCRAY VIC 3011	$460,000	10-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 04 August 2025

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2/61 DROOP STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price RS **$460,000** Sold Date **16-Jun-25**

Distance **0.29km**

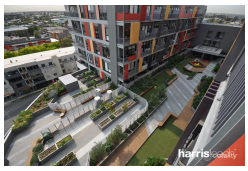


1032/18 ALBERT STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price RS **$455,000** Sold Date **31-Jul-25**

Distance **0.53km**



827/18 ALBERT STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price RS **$460,000** Sold Date **10-Jul-25**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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