

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

1/614 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$430,000 Property Type Unit 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	1/9 Buxton St WEST FOOTSCRAY 3012	\$605,000	09/05/2026
2	7/44 Argyle St WEST FOOTSCRAY 3012	\$600,000	27/04/2026
3	3/527 Barkly St WEST FOOTSCRAY 3012	\$565,000	28/03/2026

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:

26/06/2026 11:20



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
March quarter 2026: \$430,000

Comparable Properties



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 two bedroom villa unit, more updated internally but smaller internally and externally, no lock-up garage but is located in a quieter location.



7/44 Argyle St WEST FOOTSCRAY 3012 (REI/VG)

2 1 1

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

Agent Comments

Two bedroom villa unit, more updated internally, but smaller internally and externally.



3/527 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

2 1 1

Price: \$565,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit

Agent Comments

Two bedroom villa unit on the same street, similar size internally/externally, backyard has a worse orientation but the property is more updated internally. The unit is also location next to a vacant block of land.