

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

313/9 Hewitt Avenue, Footscray Vic 3011

Indicative selling price

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

Range between \$380,000

&

\$410,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb 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	17/9 Hewitt Av FOOTSCRAY 3011	\$415,000	24/04/2026
2	123/9 Hewitt Av FOOTSCRAY 3011	\$380,000	28/01/2026
3	221/9 Hewitt Av FOOTSCRAY 3011	\$380,000	22/01/2026

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 12:59



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median Unit Price
Year ending March 2026: \$465,000

Comparable Properties



17/9 Hewitt Av FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 24/04/2026
Property Type: Apartment



123/9 Hewitt Av FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 28/01/2026
Property Type: Apartment



221/9 Hewitt Av FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment