

## 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

1/2 ALBERTA STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,250

Property type

Unit

Suburb

West Footscray

Period-from

01 Jul 2024

to

30 Jun 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

3B GLAMIS ROAD WEST FOOTSCRAY VIC 3012	\$850,000	05-Jul-25
14/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012	\$875,000	03-May-25
2/33 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$878,000	03-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: 24 July 2025

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**3B GLAMIS ROAD WEST  
FOOTSCRAY VIC 3012**

 3  2  1

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**05-Jul-25**

Distance

**1.31km**



**14/23 SOUDAN ROAD WEST  
FOOTSCRAY VIC 3012**

 3  2  1

Sold Price

**\$875,000**

Sold Date

**03-May-25**

Distance

**1.56km**



**2/33 BEAUMONT PARADE WEST  
FOOTSCRAY VIC 3012**

 3  2  1

Sold Price

<sup>RS</sup> **\$878,000**

Sold Date

**03-Jul-25**

Distance

**1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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