

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

5/19 WARATAH STREET WEST FOOTSCRAY VIC 3012

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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,250

Property type

Unit

Suburb

West 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

6/8 WARATAH STREET WEST FOOTSCRAY VIC 3012	\$650,000	29-May-25
4/84 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$685,000	22-Feb-25
14/140-142 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$687,000	10-May-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: 01 August 2025



**6/8 WARATAH STREET WEST
FOOTSCRAY VIC 3012**

2 2 1

Sold Price **\$650,000** Sold Date **29-May-25**

Distance **0.15km**



**4/84 STANHOPE STREET WEST
FOOTSCRAY VIC 3012**

2 2 1

Sold Price **\$685,000** Sold Date **22-Feb-25**

Distance **1.71km**



**14/140-142 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

3 1 1

Sold Price **\$687,000** Sold Date **10-May-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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