

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

4 GREENHAM PLACE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5/10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$565,000	09-May-25
7/92 PAISLEY STREET FOOTSCRAY VIC 3011	\$558,000	07-May-25
204/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$550,000	28-Mar-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 July 2025



5/10 ROSAMOND ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$565,000** Sold Date **09-May-25**

Distance **1.63km**



7/92 PAISLEY STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price **\$558,000** Sold Date **07-May-25**

Distance **0.27km**



204/9 HEWITT AVENUE FOOTSCRAY VIC 3011

 2  1  1

Sold Price **\$550,000** Sold Date **28-Mar-25**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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