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	2 Duke Street, West Footscray Vic 3012

Indicative selling price

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

Range between $1,275,000 & $1,375,000

Median sale price

Median price $1,105,500 Property Type House Suburb West Footscray

Period - From 01/07/2025 to 30/06/2026 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	39 Napoleon St WEST FOOTSCRAY 3012	$1,580,000	03/08/2026
2	176 Essex St WEST FOOTSCRAY 3012	$1,510,000	01/08/2026
3	21 Napoleon St WEST FOOTSCRAY 3012	$1,470,000	29/04/2026

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: 01/10/2026 09:19

2 Duke Street, West Footscray Vic 3012



4 2 3

Property Type: House
Land Size: 537 sqm approx

Indicative Selling Price
$1,275,000 - $1,375,000
Median House Price
Year ending June 2026: $1,105,500

Agent Comments

Tastefully renovated. Generously sized bedrooms. Two living spaces. Zoned heating/cooling. North facing.

Comparable Properties



39 Napoleon St WEST FOOTSCRAY 3012 (REI)

4 2 1

Price: $1,580,000
Method: Sold Before Auction
Date: 03/08/2026
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments

Land size 426 m. Off street parking for 1. Superior location. South facing backyard.



176 Essex St WEST FOOTSCRAY 3012 (REI)

4 2 1

Price: $1,510,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)

Agent Comments

Land size 353m2. North facing backyard. Main road.



21 Napoleon St WEST FOOTSCRAY 3012 (REI)

4 2 2

Price: $1,470,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

Inferior renovation. Superior location. South facing backyard. Land size 596m2.

Account - Jas Stephens - Yarraville | P: 03 93169000

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