

# 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

206/2b Ballarat Road, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000

&

\$370,000

### Median sale price

Median price \$447,000

Property Type Unit

Suburb Footscray

Period - From 18/07/2024

to

17/07/2025

Source

Property Data

### 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	310/250 Barkly St FOOTSCRAY 3011	\$340,000	09/07/2025
2	305/2b Ballarat Rd FOOTSCRAY 3011	\$350,000	09/05/2025
3			

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:

18/07/2025 13:06



Property Type:  
Agent Comments

Indicative Selling Price  
\$340,000 - \$370,000  
Median Unit Price  
18/07/2024 - 17/07/2025: \$447,000

## Comparable Properties



310/250 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$340,000  
Method: Private Sale  
Date: 09/07/2025  
Property Type: Apartment



305/2b Ballarat Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$350,000  
Method: Private Sale  
Date: 09/05/2025  
Property Type: Apartment

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.

Account - Jas Stephens - Yarraville | P: 03 93169000



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