

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

3/165 SUNSHINE ROAD 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

\$265,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2024

to

31 May 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

6/138 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$275,000	25-Mar-25
3/709 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$230,000	19-Mar-25
105/699C BARKLY STREET WEST FOOTSCRAY VIC 3012	\$280,000	27-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: 25 June 2025

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**6/138 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$275,000** Sold Date **25-Mar-25**

Distance **0.42km**

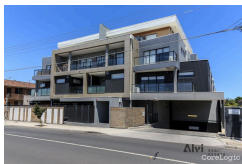


**3/709 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$230,000** Sold Date **19-Mar-25**

Distance **0.48km**



**105/699C BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$280,000** Sold Date **27-Mar-25**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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