

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

9 SREDNA 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

West 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

14 DEMPSTER STREET WEST FOOTSCRAY VIC 3012	-	16-Jun-25
2 GWELO STREET WEST FOOTSCRAY VIC 3012	\$1,068,000	04-Apr-25
9 FONTEIN STREET WEST FOOTSCRAY VIC 3012	\$830,000	12-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: 09 July 2025



**14 DEMPSTER STREET WEST
FOOTSCRAY VIC 3012**

3 1 2

Sold Price

RS - UN

Sold Date **16-Jun-25**

Distance **0.05km**



**2 GWELO STREET WEST
FOOTSCRAY VIC 3012**

3 2 1

Sold Price

\$1,068,000

Sold Date **04-Apr-25**

Distance **0.49km**



**9 FONTEIN STREET WEST
FOOTSCRAY VIC 3012**

4 1 2

Sold Price

\$830,000

Sold Date **12-Mar-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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