

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

830/18 ALBERT STREET 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

\$460,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

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

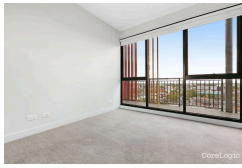
933/18 ALBERT STREET FOOTSCRAY VIC 3011	\$447,000	21-Jan-25
12/5 PICKETT STREET FOOTSCRAY VIC 3011	\$495,000	23-Jan-25
204/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$482,000	25-Mar-25

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: 10 June 2025

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**933/18 ALBERT STREET
FOOTSCRAY VIC 3011**

 2  2  -

Sold Price ^{RS} **\$447,000** ^{UN} Sold Date **21-Jan-25**

Distance **0km**



**12/5 PICKETT STREET FOOTSCRAY
VIC 3011**

 2  1  -

Sold Price **\$495,000** Sold Date **23-Jan-25**

Distance **0.11km**



**204/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price ^{RS} **\$482,000** Sold Date **25-Mar-25**

Distance **0.35km**

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

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