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	508/1 Warde Street, Footscray Vic 3011

Indicative selling price

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

Single price $550,000

Median sale price

Median price $520,000 Property Type Unit Suburb Footscray

Period - From 01/04/2026 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	112/55 Cumberland Dr MARIBYRNONG 3032	$595,000	04/07/2026
2	511/1 Warde St FOOTSCRAY 3011	$575,000	10/06/2026
3	2307/6 Joseph Rd FOOTSCRAY 3011	$590,000	10/06/2026

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: 16/09/2026 17:05

508/1 Warde Street, Footscray Vic 3011



Property Type:
Agent Comments

Indicative Selling Price
$550,000
Median Unit Price
June quarter 2026: $520,000

Comparable Properties



112/55 Cumberland Dr MARIBYRNONG 3032 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 04/07/2026
Property Type: Apartment
Land Size: 87 sqm approx

Agent Comments



511/1 Warde St FOOTSCRAY 3011 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment

Agent Comments



2307/6 Joseph Rd FOOTSCRAY 3011 (REI)

2 2 1

Price: $590,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment

Agent Comments

Account - Brand C Real Estate | P: 03 9807 6686

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