

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

4/23 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$285,000

&

\$313,500

Median sale price

Median price

\$447,000

Property Type

Unit

Suburb

Footscray

Period - From

26/07/2024

to

25/07/2025

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	3/12 Eldridge St FOOTSCRAY 3011	\$331,000	16/04/2025
2	2/23 Eldridge St FOOTSCRAY 3011	\$335,000	11/10/2024
3	11/12 Eldridge St FOOTSCRAY 3011	\$320,000	01/09/2024

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:

26/07/2025 13:42



 2  1  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$285,000 - \$313,500
Median Unit Price
26/07/2024 - 25/07/2025: \$447,000

Comparable Properties



3/12 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  1  1

Price: \$331,000
Method: Auction Sale
Date: 16/04/2025
Rooms: 3
Property Type: Apartment



2/23 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  1  1

Price: \$335,000
Method: Private Sale
Date: 11/10/2024
Property Type: Apartment



11/12 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  1  1

Price: \$320,000
Method: Private Sale
Date: 01/09/2024
Property Type: Apartment