

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

2/33 Wattle Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$458,250

Property Type Unit

Suburb West Footscray

Period - From 01/04/2025

to

30/06/2025

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 | 3a Aliwal St WEST FOOTSCRAY 3012 | \$640,000 | 28/03/2025 |
| 2 | 7/9 Beaumont Pde WEST FOOTSCRAY 3012 | \$610,000 | 10/02/2025 |
| 3 | 3/23 Clarendon Pde WEST FOOTSCRAY 3012 | \$675,000 | 07/02/2025 |

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:

08/07/2025 11:29



2 2 1

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



3a Aliwal St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 28/03/2025

Property Type: Townhouse (Res)

Land Size: 97 sqm approx



7/9 Beaumont Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000

Method: Sold Before Auction

Date: 10/02/2025

Property Type: Townhouse (Res)



3/23 Clarendon Pde WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 07/02/2025

Property Type: Townhouse (Single)