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	1/44 GEELONG ROAD 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	$455,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Footscray
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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
301/64 GEELONG ROAD FOOTSCRAY VIC 3011	$480,000	11-Oct-25
703/240 BARKLY STREET FOOTSCRAY VIC 3011	$440,000	21-Oct-25
512/250 BARKLY STREET FOOTSCRAY VIC 3011	$475,000	21-Nov-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 February 2026

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301/64 GEELONG ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$480,000** Sold Date **11-Oct-25**

Distance **0.16km**



703/240 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$440,000** Sold Date **21-Oct-25**

Distance **0.24km**



512/250 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$475,000** Sold Date **21-Nov-25**

Distance **0.25km**

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

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