

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

20 PARK AVENUE WEST FOOTSCRAY VIC 3012

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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,000

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2025

to

30 Apr 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

2/92 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$755,000	28-Feb-26
1/33 WATTLE STREET WEST FOOTSCRAY VIC 3012	\$707,500	13-Jan-26
2/101 ROBERTS STREET YARRAVILLE VIC 3013	\$810,000	11-Mar-26

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: 21 May 2026

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**2/92 ROBERTS STREET WEST
 FOOTSCRAY VIC 3012**

 3  3  2

Sold Price **\$755,000** Sold Date **28-Feb-26**

Distance **0.32km**



**1/33 WATTLE STREET WEST
 FOOTSCRAY VIC 3012**

 2  -  -

Sold Price **\$707,500** Sold Date **13-Jan-26**

Distance **0.53km**



**2/101 ROBERTS STREET
 YARRAVILLE VIC 3013**

 3  2  1

Sold Price **\$810,000** Sold Date **11-Mar-26**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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