

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

3/10 ROSAMOND 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2025

to

31 Mar 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

4/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$535,000	19-Dec-25
7/274 BALLARAT ROAD FOOTSCRAY VIC 3011	\$532,500	20-Dec-24

OR

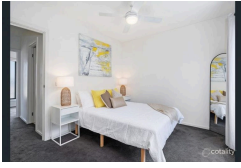
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 April 2026

Alex Briggs

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**4/6-10 ROSAMOND ROAD
FOOTSCRAY VIC 3011**

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Sold Price **\$535,000** Sold Date **19-Dec-25**Distance **0km****7/274 BALLARAT ROAD
FOOTSCRAY VIC 3011**

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Sold Price **\$532,500** Sold Date **20-Dec-24**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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