

## 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

1014/1 WARDE STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$369,000

&

\$399,000

### 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

514/1 WARDE STREET FOOTSCRAY VIC 3011	\$380,000	09-Feb-26
905/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$390,000	30-Sep-25
704/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$405,000	23-Dec-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: 27 February 2026



**514/1 WARDE STREET FOOTSCRAY VIC 3011** Sold Price <sup>RS</sup> **\$380,000** Sold Date **09-Feb-26**

 1  1  1

Distance **0km**



**905/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011** Sold Price **\$390,000** Sold Date **30-Sep-25**

 1  1  1

Distance **0.13km**



**704/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011** Sold Price <sup>RS</sup> **\$405,000** Sold Date **23-Dec-25**

 1  1  1

Distance **0.15km**

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

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