

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

111/110 ROBERTS STREET 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2024

to

30 Sep 2025

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

306/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$461,500	04-Apr-25
6/350 SOMERVILLE ROAD WEST FOOTSCRAY VIC 3012	\$490,000	27-May-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: 01 October 2025

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**306/110 ROBERTS STREET WEST
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price

\$461,500

Sold Date **04-Apr-25**

Distance

0km



**6/350 SOMERVILLE ROAD WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date **27-May-25**

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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