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	1204D/4 TANNERY WALK 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Footscray
Period-from	01 Sep 2025	to	31 Aug 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
203/21 GORDON STREET FOOTSCRAY VIC 3011	$480,000	06-Aug-26
1603D/4 TANNERY WALK FOOTSCRAY VIC 3011	$488,000	25-Mar-26
1010D/4 TANNERY WALK FOOTSCRAY VIC 3011	$499,000	26-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: 10 September 2026

CONSUMER AFFAIRS VICTORIA

Jason Allen
P 8326 8888
M 0413 090 788
E jallen@barryplant.com.au



203/21 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price RS **$480,000** UN Sold Date **06-Aug-26**

Distance **1.91km**

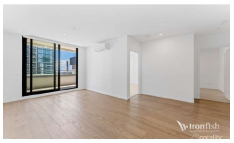


1603D/4 TANNERY WALK FOOTSCRAY VIC 3011

2 2 1

Sold Price **$488,000** Sold Date **25-Mar-26**

Distance **0km**



1010D/4 TANNERY WALK FOOTSCRAY VIC 3011

2 2 -

Sold Price **$499,000** Sold Date **26-Mar-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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