

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

934/18 ALBERT STREET 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

\$455,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 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

830/18 ALBERT STREET FOOTSCRAY VIC 3011	\$465,000	30-Sep-25
607/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$455,000	02-Dec-25
11/20 FRENCH STREET FOOTSCRAY VIC 3011	\$470,000	04-Sep-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: 02 March 2026



**830/18 ALBERT STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$465,000** Sold Date **30-Sep-25**

Distance **0km**

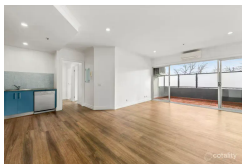


**607/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$455,000** Sold Date **02-Dec-25**

Distance **0km**



**11/20 FRENCH STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$470,000** Sold Date **04-Sep-25**

Distance **0.07km**

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

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