

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

1/1 CARMICHAEL 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West 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

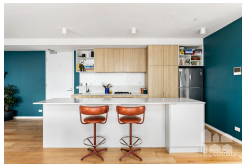
501/2B WILLIAMSTOWN ROAD KINGSVILLE VIC 3012	\$630,000	19-Nov-25
3/36 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$665,000	13-Aug-25
3/27 EDGAR STREET KINGSVILLE VIC 3012	\$640,000	31-Oct-25

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: 19 February 2026

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**501/2B WILLIAMSTOWN ROAD
KINGSVILLE VIC 3012**

 2  2  1

Sold Price **\$630,000** Sold Date **19-Nov-25**

Distance **0.69km**



**3/36 STANHOPE STREET WEST
FOOTSCRAY VIC 3012**

 2  -  -

Sold Price **\$665,000** Sold Date **13-Aug-25**

Distance **0.95km**



**3/27 EDGAR STREET KINGSVILLE
VIC 3012**

 2  2  1

Sold Price **\$640,000** Sold Date **31-Oct-25**

Distance **1.08km**

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

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