

## 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

13-15 NICHOLSON 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

\$505,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2024

to

31 Oct 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

11/13 NICHOLSON STREET FOOTSCRAY VIC 3011	\$520,000	07-Jun-25
G03/110 BALLARAT ROAD FOOTSCRAY VIC 3011	\$582,500	10-Jun-25
4 GREENHAM PLACE FOOTSCRAY VIC 3011	\$570,000	16-Jul-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: 03 November 2025

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**11/13 NICHOLSON STREET  
FOOTSCRAY VIC 3011**

 3  2  1

Sold Price **\$520,000** Sold Date **07-Jun-25**

Distance **0.01km**

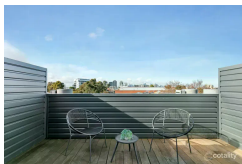


**G03/110 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

 2  -  -

Sold Price **\$582,500** Sold Date **10-Jun-25**

Distance **0.52km**



**4 GREENHAM PLACE FOOTSCRAY  
VIC 3011**

 2  2  1

Sold Price **\$570,000** Sold Date **16-Jul-25**

Distance **0.54km**

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

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