

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

216/9 HEWITT AVENUE 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2025

to

31 May 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

101/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$525,000	27-Jan-26
7/30 ARGYLE STREET WEST FOOTSCRAY VIC 3012	\$493,000	27-Feb-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: 18 June 2026



**101/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$525,000** Sold Date **27-Jan-26**

Distance **0km**



**7/30 ARGYLE STREET WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$493,000** Sold Date **27-Feb-26**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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