

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

7/132 RUPERT 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jan 2025

to

31 Dec 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

4/30 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$320,000	23-Sep-25
108/172 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$305,000	13-Oct-25
5/389 BARKLY STREET FOOTSCRAY VIC 3011	\$305,000	22-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.~~

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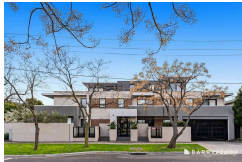


**4/30 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$320,000** Sold Date **23-Sep-25**

Distance **1.07km**



**108/172 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price **\$305,000** Sold Date **13-Oct-25**

Distance **0.31km**



**5/389 BARKLY STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price Sold Date **22-Sep-25**

Distance **1.87km**

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

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