

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

2/15A RICHELIEU 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2025

to

31 Aug 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

47E STAFFORD STREET FOOTSCRAY VIC 3011	\$790,000	25-Mar-26
23 FIRST STREET WEST FOOTSCRAY VIC 3012	\$751,500	27-Jul-26
1/10 GREENHAM STREET MAIDSTONE VIC 3012	\$730,000	13-Jun-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.~~

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**47E STAFFORD STREET
FOOTSCRAY VIC 3011**

 2  1  -

Sold Price **\$790,000** Sold Date **25-Mar-26**

Distance **1.25km**



**23 FIRST STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price ^{RS} **\$751,500** Sold Date **27-Jul-26**

Distance **0.81km**



**1/10 GREENHAM STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$730,000** Sold Date **13-Jun-26**

Distance **0.52km**

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

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