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	108/172 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	$285,000	&	$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$563,000	Property type	Unit	Suburb	West Footscray
Period-from	01 Sep 2024	to	31 Aug 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
105/699C BARKLY STREET WEST FOOTSCRAY VIC 3012	$280,000	27-Mar-25
101/699C BARKLY STREET WEST FOOTSCRAY VIC 3012	$302,500	07-Jul-25
14/707 BARKLY STREET WEST FOOTSCRAY VIC 3012	$310,000	11-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: 11 September 2025

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105/699C BARKLY STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **$280,000** Sold Date **27-Mar-25**

Distance **0.32km**



101/699C BARKLY STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **$302,500** Sold Date **07-Jul-25**

Distance **0.32km**



14/707 BARKLY STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **$310,000** Sold Date **11-Jul-25**

Distance **0.29km**

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

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