

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

1/42 ARGYLE 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

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

1/9 BUXTON STREET WEST FOOTSCRAY VIC 3012	\$605,000	09-May-26
3/28 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$615,000	27-Jun-26
6/28 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$655,000	07-Jul-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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Michelle Mammoliti
P 0383268888
M 0416493885
E mmammoliti@barryplant.com.au



**1/9 BUXTON STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$605,000** Sold Date **09-May-26**

Distance **0.33km**



**3/28 STANHOPE STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$615,000** Sold Date **27-Jun-26**

Distance **0.41km**



**6/28 STANHOPE STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$655,000** Sold Date **07-Jul-26**

Distance **0.42km**

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

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