

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

1/9 BUXTON 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Apr 2025

to

31 Mar 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

6/8 MARGOT STREET WEST FOOTSCRAY VIC 3012	\$605,000	19-Dec-25
8/35 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012	\$597,000	03-Dec-25
3/527 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$565,000	28-Mar-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: 15 April 2026



6/8 MARGOT STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

^{RS} **\$605,000** Sold Date **19-Dec-25**

Distance **1.51km**



8/35 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$597,000 Sold Date **03-Dec-25**

Distance **0.46km**



3/527 BARKLY STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

^{RS} **\$565,000** Sold Date **28-Mar-26**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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