

## 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

10/19 EMPIRE STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$374,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

1/23 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$355,500	01-Mar-25
10/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$340,000	20-Dec-24
3/12 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$331,000	28-Mar-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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**1/23 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$355,500** Sold Date **01-Mar-25**

Distance **0.14km**

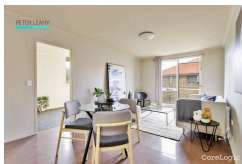


**10/30 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$340,000** Sold Date **20-Dec-24**

Distance **0.23km**



**3/12 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price <sup>RS</sup> **\$331,000** <sup>UN</sup> Sold Date **28-Mar-25**

Distance **0.22km**

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

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