

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

103/172 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2025

to

31 Jul 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

G02/172 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$470,000	16-Apr-26
313/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$475,000	26-Jun-26
303/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$456,000	12-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: 26 August 2026


**G02/172 RUPERT STREET WEST
FOOTSCRAY VIC 3012**
 2  1  1

Sold Price \$470,000 Sold Date 16-Apr-26
Distance 0km

**313/110 ROBERTS STREET WEST
FOOTSCRAY VIC 3012**
 2  2  1

Sold Price \$475,000 Sold Date 26-Jun-26
Distance 1.48km

**303/110 ROBERTS STREET WEST
FOOTSCRAY VIC 3012**
 2  2  1

Sold Price \$456,000 Sold Date 12-Mar-26
Distance 1.48km
RS = Recent sale

UN = Undisclosed Sale

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