

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

1036/18 ALBERT STREET FOOTSCRAY VIC 3011

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

\$330,00

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,100

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 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

723/18 ALBERT STREET FOOTSCRAY VIC 3011	\$355,000	12-Mar-26
709/250 BARKLY STREET FOOTSCRAY VIC 3011	\$358,000	09-Oct-25
513/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$337,700	28-Oct-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: 30 March 2026



723/18 ALBERT STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

^{RS}

\$355,000

Sold Date

12-Mar-26

Distance

0km



709/250 BARKLY STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$358,000

Sold Date

09-Oct-25

Distance

0.26km



513/55 HOPKINS STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$337,700

Sold Date

28-Oct-25

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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