

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

109 Suffolk Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,290,000 Property Type House Suburb West Footscray

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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	16 Brunswick St WEST FOOTSCRAY 3012	\$985,000	26/04/2026
2	22 Dove St WEST FOOTSCRAY 3012	\$975,000	13/12/2025
3	9 Oxford St WEST FOOTSCRAY 3012	\$1,120,000	06/12/2025

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 six months.~~

This Statement of Information was prepared on:

06/05/2026 12:50



3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 266 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
March quarter 2026: \$1,290,000

Comparable Properties



16 Brunswick St WEST FOOTSCRAY 3012 (REI)

[Agent Comments](#)

3 2 1

Price: \$985,000
Method: Sold Before Auction
Date: 26/04/2026
Property Type: House



22 Dove St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$975,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 266 sqm approx

9 Oxford St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,120,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 323 sqm approx