

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

1504E/6 TANNERY WALK 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

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

401/39 RYAN STREET FOOTSCRAY VIC 3011	\$750,000	27-Mar-26
110/12 NAPIER STREET FOOTSCRAY VIC 3011	\$675,000	02-Jul-26
701/1 MORELAND STREET FOOTSCRAY VIC 3011	\$610,000	31-Jul-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: 27 August 2026

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401/39 RYAN STREET FOOTSCRAY VIC 3011

^{RS} Sold Price **\$750,000** Sold Date **27-Mar-26**

 3  2  2

Distance **0.43km**



110/12 NAPIER STREET FOOTSCRAY VIC 3011

Sold Price **\$675,000** Sold Date **02-Jul-26**

 3  2  2

Distance **0.59km**



701/1 MORELAND STREET FOOTSCRAY VIC 3011

^{RS} Sold Price **\$610,000** Sold Date **31-Jul-26**

 3  2  2

Distance **0.19km**

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

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