

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

2/12 Eleanor Street, Footscray Vic 3011

Indicative selling price

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

Range between \$575,000 & \$600,000

Median sale price

Median price \$750,000 Property Type Townhouse Suburb Footscray

Period - From 22/06/2025 to 21/06/2026 Source Property Data

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	7/39 Rosamond Rd MAIDSTONE 3012	\$610,000	21/05/2026
2	1/92 Paisley St FOOTSCRAY 3011	\$600,000	19/05/2026
3	1/275-279 Ballarat Rd FOOTSCRAY 3011	\$600,000	19/05/2026

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:

22/06/2026 16:24

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Indicative Selling Price

\$575,000 - \$600,000

Median Townhouse Price

22/06/2025 - 21/06/2026: \$750,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Two bedroom townhouse, one bathroom and off street parking for one car.

Comparable Properties



7/39 Rosamond Rd MAIDSTONE 3012 (REI)

2 1 1

Price: \$610,000

Method: Private Sale

Date: 21/05/2026

Property Type: Townhouse (Single)

Agent Comments

Similar accommodation and internal condition



1/92 Paisley St FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: \$600,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)

Agent Comments

Similar accommodation and internal condition



1/275-279 Ballarat Rd FOOTSCRAY 3011 (REI)

2 1 1

Price: \$600,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)

Agent Comments

Similar accommodation and internal condition

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555