

## 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

2/19 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2025

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/119 ESSEX STREET WEST FOOTSCRAY VIC 3012 | \$600,000 | 30-May-26 |
| 7/44 ARGYLE STREET WEST FOOTSCRAY VIC 3012 | \$600,000 | 28-Apr-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: 11 September 2026



**1/119 ESSEX STREET WEST  
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

**\$600,000**

Sold Date **30-May-26**

Distance

**0.13km**



**7/44 ARGYLE STREET WEST  
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

Sold Date **28-Apr-26**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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