

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

2/7 EMPIRE 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

\$340,000

&

\$370,000

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

10/11 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$350,000	08-Mar-26
3/11 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$355,000	30-May-26
10/28 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	30-May-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: 19 August 2026


**10/11 ELDRIDGE STREET
FOOTSCRAY VIC 3011**
 2  1  1

Sold Price **\$350,000** Sold Date **08-Mar-26**

Distance **0.14km**

**3/11 ELDRIDGE STREET
FOOTSCRAY VIC 3011**
 2  1  1

Sold Price **\$355,000** Sold Date **30-May-26**

Distance **0.14km**

**10/28 ELDRIDGE STREET
FOOTSCRAY VIC 3011**
 2  1  1

Sold Price **\$360,000** Sold Date **30-May-26**

Distance **0.28km**
RS = Recent sale

UN = Undisclosed Sale

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