

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

204/21 MORELAND 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

103/1 MORELAND STREET FOOTSCRAY VIC 3011	\$620,000	29-Jan-25
913/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$602,000	15-Jan-25
1401/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$606,000	20-Jan-25

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: 05 June 2025



103/1 MORELAND STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$620,000

Sold Date

29-Jan-25

Distance

0.11km



913/2 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$602,000

Sold Date

15-Jan-25

Distance

0.34km



1401/2 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$606,000

Sold Date

20-Jan-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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