

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

3/28 Stanhope Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$430,000

Property Type Unit

Suburb West Footscray

Period - From 01/01/2026

to

31/03/2026

Source REIV

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	3/527 Barkly St WEST FOOTSCRAY 3012	\$565,000	28/03/2026
2	4/36 Stanhope St WEST FOOTSCRAY 3012	\$720,000	12/02/2026
3	8/35 Elphinstone St WEST FOOTSCRAY 3012	\$597,000	16/12/2025

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:

13/04/2026 15:39



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 129 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2026: \$430,000

Comparable Properties



3/527 Barkly St WEST FOOTSCRAY 3012 (REI)

[Agent Comments](#)

2 1 1

Price: \$565,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit



4/36 Stanhope St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$720,000
Method: Private Sale
Date: 12/02/2026
Property Type: Unit



8/35 Elphinstone St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$597,000
Method: Private Sale
Date: 16/12/2025
Property Type: Unit

Account - Jas Stephens - Yarraville | P: 03 93169000