

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

3/6 Cala Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$757,500

Property Type

Townhouse

Suburb

West Footscray

Period - From

14/09/2025

to

13/09/2026

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	2/72 Bishop St YARRAVILLE 3013	\$700,000	22/08/2026
2	65c Cala St WEST FOOTSCRAY 3012	\$640,000	15/08/2026
3	4/3 Kathleen St WEST FOOTSCRAY 3012	\$650,000	01/06/2026

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:

14/09/2026 08:11



 2  2  1

Rooms: 3

Property Type: Townhouse

Land Size: 99 sqm approx

Agent Comments

Two bedroom, two bathroom townhouse, with lock-up garage.

Indicative Selling Price

\$650,000 - \$700,000

Median Townhouse Price

14/09/2025 - 13/09/2026: \$757,500

Comparable Properties



2/72 Bishop St YARRAVILLE 3013 (REI)

 2  2  1

Price: \$700,000

Method: Auction Sale

Date: 22/08/2026

Property Type: Townhouse (Res)

Land Size: 83 sqm approx

Agent Comments

Two bedroom, two bathroom townhouse in a higher priced suburb, although smaller internally and smaller land.



65c Cala St WEST FOOTSCRAY 3012 (REI)

 2  2  1

Price: \$640,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Agent Comments

Two bedroom, two bathroom townhouse on the same street, much older and smaller internally, but no body corporate.



4/3 Kathleen St WEST FOOTSCRAY 3012 (REI)

 2  2  2

Price: \$650,000

Method: Private Sale

Date: 01/06/2026

Property Type: Townhouse (Single)

Agent Comments

Two bedroom, one and a half bathroom townhouse with no street frontage, smaller and lower spec internally.

Account - Jas Stephens - Yarraville | P: 03 93169000