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	307/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012

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	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$533,500	Property type	Unit	Suburb	West Footscray
Period-from	01 Oct 2024	to	30 Sep 2025	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
6/29 SOUTH ROAD BRAYBROOK VIC 3019	$437,000	20-Aug-25
211/27 VICTORIA STREET FOOTSCRAY VIC 3011	$450,000	14-Oct-25
G01/14 ELEANOR STREET FOOTSCRAY VIC 3011	$430,000	14-Aug-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: 27 October 2025

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6/29 SOUTH ROAD BRAYBROOK VIC 3019

2 1 1

Sold Price **$437,000** Sold Date **20-Aug-25**

Distance **2.18km**

211/27 VICTORIA STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price RS **$450,000** Sold Date **14-Oct-25**

Distance **2.33km**

G01/14 ELEANOR STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **$430,000** Sold Date **14-Aug-25**

Distance **2.56km**

RS = Recent sale **UN** = Undisclosed Sale

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