

4/3 Kathleen Street, West Footscray Vic 3012



2 Bed 2 Bath 2 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

25/02/2025 - 24/02/2026: \$695,000

Comparable Properties



2/100 Suffolk Street, MAIDSTONE 3012 (REI/VG)

2 Bed 2 Bath 3 Car

Price: \$700,000

Method: Private Sale

Date: 08/01/2026

Property Type: Townhouse (Res)

Agent Comments: Inferior location, inferior condition, superior accommodation



1/17 Dove Street, WEST FOOTSCRAY 3012 (REI/VG)

2 Bed 1 Bath - Car

Price: \$750,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Single)

Agent Comments: Inferior condition, similar accommodation, similar location



54b Suffolk Street, MAIDSTONE 3012 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$720,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Townhouse (Single)

Agent Comments: Inferior location, inferior condition, similar accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4/3 Kathleen Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$695,000 Townhouse x Suburb West Footscray

Period - From 25/02/2025 to 24/02/2026 Source Property Data

Comparable property sales

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
2/100 Suffolk Street, MAIDSTONE 3012	\$700,000	08/01/2026
1/17 Dove Street, WEST FOOTSCRAY 3012	\$750,000	13/12/2025
54b Suffolk Street, MAIDSTONE 3012	\$720,000	08/10/2025

This Statement of Information was prepared on:

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