

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

508B/2 DENNIS 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2025

to

31 Mar 2026

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

410B/2 DENNIS STREET FOOTSCRAY VIC 3011	\$470,000	03-Feb-26
501B/2 DENNIS STREET FOOTSCRAY VIC 3011	\$440,000	25-Feb-26
402/2 DENNIS STREET FOOTSCRAY VIC 3011	\$400,000	16-Feb-26

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: 30 April 2026



410B/2 DENNIS STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$470,000** Sold Date **03-Feb-26**

Distance **0km**



501B/2 DENNIS STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$440,000** Sold Date **25-Feb-26**

Distance **0km**



402/2 DENNIS STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$400,000** Sold Date **16-Feb-26**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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