

# 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

7/27 Ormond Road, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$448,000 Property Type Unit Suburb West Footscray

Period - From 01/04/2025 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	1/9 Buxton St WEST FOOTSCRAY 3012	\$605,000	09/05/2026
2	7/44 Argyle St WEST FOOTSCRAY 3012	\$600,000	27/04/2026
3	3/14 Edgar St KINGSVILLE 3012	\$660,000	02/03/2026

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:

27/05/2026 10:20



2   1   1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
Year ending March 2026: \$448,000

## Comparable Properties



**1/9 Buxton St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

2   1   1

**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Rooms:** 3  
**Property Type:** Unit



**7/44 Argyle St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

2   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 27/04/2026  
**Property Type:** Unit



**3/14 Edgar St KINGSVILLE 3012 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** Villa

**Account - Jas Stephens - Yarraville | P: 03 93169000**



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