

## 7/62 Roberts Street, West Footscray Vic 3012



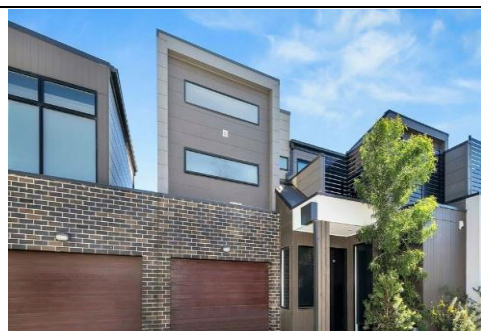
**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$590,000 - \$640,000  
**Median Townhouse Price**  
 11/08/2025 - 10/08/2026:  
 \$750,000

## Comparable Properties



### 7/27 Ormond Road, WEST FOOTSCRAY 3012 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 17/07/2026  
**Property Type:** Unit  
**Agent Comments:** Same location, similar property



### 2/14 Clarendon Parade WEST FOOTSCRAY 3012 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$615,500  
**Method:** Private Sale  
**Date:** 26/05/2026  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Similar location, inferior property



### 1/1 Carmichael Street WEST FOOTSCRAY 3012 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 11/05/2026  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Superior location, inferior property

## 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

7/62 Roberts Street, 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 \$590,000 & \$640,000

#### Median sale price

Median price \$750,000 Townhouse x Suburb West Footscray

Period - From 11/08/2025 to 10/08/2026 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 |
|-------------------------------------------|-----------|--------------|
| 7/27 Ormond Road WEST FOOTSCRAY 3012      | \$640,000 | 17/07/2026   |
| 2/14 Clarendon Parade WEST FOOTSCRAY 3012 | \$615,500 | 26/05/2026   |
| 1/1 Carmichael Street WEST FOOTSCRAY 3012 | \$635,000 | 11/05/2026   |

This Statement of Information was prepared on:

11/08/2026 16:18