

8 Ormond Road, West Footscray Vic 3012



4 Bed 3 Bath 2 Car
Property Type: Townhouse (Res)
Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 03/08/2025 – 02/08/2026:
 \$732,500

Comparable Properties



12 Hocking Street FOOTSCRAY 3011 (REI)

3 Bed 2 Bath 2 Car
Price: \$934,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Townhouse (Res)
Agent Comments: Similar location. Inferior accommodation.



32c Wellington Street WEST FOOTSCRAY 3012 (REI)

3 Bed 2 Bath 2 Car
Price: \$960,000
Method: Sold Before Auction
Date: 13/07/2026
Property Type: Townhouse (Res)
Agent Comments: Inferior accommodation. Similar location.



1/6 Beaumont Parade WEST FOOTSCRAY 3011 (REI/VG)

3 Bed 2 Bath 2 Car
Price: \$950,000
Method: Private Sale
Date: 24/05/2026
Property Type: Townhouse (Res)
Agent Comments: Similar location. Inferior fitout

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

8 Ormond Road, West Footscray Vic 3012

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$732,500 Townhouse x Suburb West Footscray

Period - From 03/08/2025 to 02/08/2026 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
12 Hocking Street FOOTSCRAY 3011	\$934,000	25/07/2026
32c Wellington Street WEST FOOTSCRAY 3012	\$960,000	13/07/2026
1/6 Beaumont Parade WEST FOOTSCRAY 3012	\$950,000	24/05/2026

This Statement of Information was prepared on:

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