

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

944/18 ALBERT 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

\$292,000

&

\$321,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2025

to

31 Jul 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

645/18 ALBERT STREET FOOTSCRAY VIC 3011	\$292,000	20-Jun-26
609/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$305,000	05-Mar-26
309A/48 COWPER STREET FOOTSCRAY VIC 3011	\$330,000	13-Apr-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: 18 August 2026



**645/18 ALBERT STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price

^{RS}

\$292,000

Sold Date

20-Jun-26

Distance

0km



**609/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price

\$305,000

Sold Date

05-Mar-26

Distance

0km



**309A/48 COWPER STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price

\$330,000

Sold Date

13-Apr-26

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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