

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

308/110 Roberts Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$385,500 Property Type Unit Suburb West Footscray

Period - From 22/08/2024 to 21/08/2025 Source Property Data

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	6/350 Somerville Rd WEST FOOTSCRAY 3012	\$490,000	27/05/2025
2	1C/64 Cross St FOOTSCRAY 3011	\$480,000	11/04/2025
3	306/110 Roberts St WEST FOOTSCRAY 3012	\$461,500	04/04/2025

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:

22/08/2025 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median Unit Price
22/08/2024 - 21/08/2025: \$385,500

Comparable Properties



6/350 Somerville Rd WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment



1C/64 Cross St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$480,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: Apartment



306/110 Roberts St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$461,500
Method: Private Sale
Date: 04/04/2025
Property Type: Unit