

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

2/33 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Footscray

Period - From

24/09/2024

to

23/09/2025

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	8/618-620 Barkly St WEST FOOTSCRAY 3012	\$507,500	21/07/2025
2	110/27 Victoria St FOOTSCRAY 3011	\$495,000	17/06/2025
3	1C/64 Cross St FOOTSCRAY 3011	\$480,000	11/04/2025

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:

24/09/2025 09:09



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
24/09/2024 - 23/09/2025: \$460,000

Comparable Properties

8/618-620 Barkly St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$507,500
Method: Private Sale
Date: 21/07/2025
Property Type: Unit



110/27 Victoria St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$495,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment



1C/64 Cross St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

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

Account - Biggin & Scott | P: 03 9317 5577



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