

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

2/30 ELDRIDGE 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

\$360,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2024

to

31 Oct 2025

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

12/16 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$355,000	19-Jul-25
13/24 EMPIRE STREET FOOTSCRAY VIC 3011	\$390,000	15-Aug-25
2/14 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$380,000	04-Jul-25

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: 06 November 2025


**12/16 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

 2
  1
  1

Sold Price

\$355,000

Sold Date

19-Jul-25

Distance

0.14km

**13/24 EMPIRE STREET
FOOTSCRAY VIC 3011**

 2
  1
  1

Sold Price

\$390,000

Sold Date

15-Aug-25

Distance

0.14km

**2/14 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

 2
  1
  1

Sold Price

\$380,000

Sold Date

04-Jul-25

Distance

0.16km

**10/19 EMPIRE STREET FOOTSCRAY
VIC 3011**

 2
  1
  1

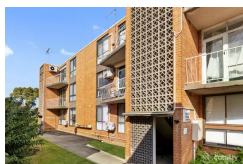
Sold Price

\$393,000

Sold Date

28-Jun-25

Distance

0.23km

**11/6 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

 2
  1
  1

Sold Price

^{RS} **\$393,000**

Sold Date

03-Oct-25

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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