

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

6/8 MARGOT STREET WEST FOOTSCRAY VIC 3012

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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West 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

5/4 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$605,000	14-Jun-25
3/28 ORMOND ROAD WEST FOOTSCRAY VIC 3012	\$618,500	26-Jun-25
618 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$585,500	-

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: 27 November 2025



5/4 HATFIELD COURT WEST
FOOTSCRAY VIC 3012

2 1 1

Sold Price **\$605,000** Sold Date **14-Jun-25**

Distance **0.21km**



3/28 ORMOND ROAD WEST
FOOTSCRAY VIC 3012

2 1 -

Sold Price **\$618,500** Sold Date **26-Jun-25**

Distance **0.17km**



618 BARKLY STREET WEST
FOOTSCRAY VIC 3012

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Sold Price **\$585,500** Sold Date **-**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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