

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

4/92 PAISLEY 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

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

2307/1 WARDE STREET FOOTSCRAY VIC 3011	\$575,000	08-Oct-25
4/12 ELEANOR STREET FOOTSCRAY VIC 3011	\$570,000	13-Sep-25
18/53 WHITEHALL STREET FOOTSCRAY VIC 3011	\$583,000	03-Oct-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: 24 November 2025

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**2307/1 WARDE STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$575,000** Sold Date **08-Oct-25**

Distance **1.19km**



**4/12 ELEANOR STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **13-Sep-25**

Distance **1.26km**



**18/53 WHITEHALL STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$583,000** Sold Date **03-Oct-25**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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