

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

1307/188 BALLARAT ROAD 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2025

to

30 Apr 2026

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

2206/1 WARDE STREET FOOTSCRAY VIC 3011	\$790,000	24-Apr-25
323/1 MORELAND STREET FOOTSCRAY VIC 3011	\$630,000	18-Jan-25
120/1 MORELAND STREET FOOTSCRAY VIC 3011	\$691,000	24-Jan-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: 19 May 2026



**2206/1 WARDE STREET
 FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$790,000** Sold Date **24-Apr-25**

Distance **1.73km**

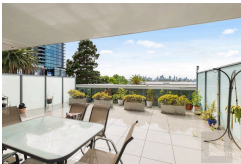


**323/1 MORELAND STREET
 FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$630,000** Sold Date **18-Jan-25**

Distance **1.92km**



**120/1 MORELAND STREET
 FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$691,000** Sold Date **24-Jan-25**

Distance **1.92km**



**603C/2 TANNERY WALK
 FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$700,000** Sold Date **21-Feb-25**

Distance **1.76km**

RS = Recent sale UN = Undisclosed Sale

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