

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

3/5 SALTRIVER PLACE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2025

to

31 Aug 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

1802/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$607,000	06-Jul-26
1404/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	19-Jun-26
511/1 WARDE STREET FOOTSCRAY VIC 3011	\$575,000	02-Jun-26

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: 07 September 2026

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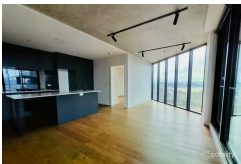


**1802/8 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 -

Sold Price **\$607,000** Sold Date **06-Jul-26**

Distance **0.36km**

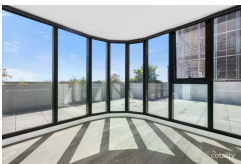


**1404/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$590,000** Sold Date **19-Jun-26**

Distance **0.36km**



**511/1 WARDE STREET FOOTSCRAY
VIC 3011**

2 2 1

Sold Price **\$575,000** Sold Date **02-Jun-26**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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