

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

606D/4 TANNERY WALK 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2025

to

31 May 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

29/155 GORDON STREET FOOTSCRAY VIC 3011	\$417,000	10-Apr-26
3/11 NICHOLSON STREET FOOTSCRAY VIC 3011	\$433,000	04-Jun-26
501B/2 DENNIS STREET FOOTSCRAY VIC 3011	\$440,000	25-Feb-26

OR

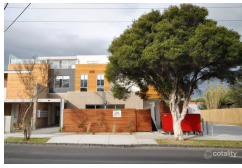
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 June 2026

Hannah Burke

M 0490664832

E hannahb@comptongreen.com.au



29/155 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$417,000

Sold Date **10-Apr-26**

Distance **1.65km**



3/11 NICHOLSON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

^{RS} **\$433,000**

Sold Date **04-Jun-26**

Distance **0.81km**



501B/2 DENNIS STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$440,000

Sold Date **25-Feb-26**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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