

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

23/55 MORELAND 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

\$630,000

&

\$680,000

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

404/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$670,000	12-Jun-26
6/63 EVERARD STREET FOOTSCRAY VIC 3011	\$690,000	06-Jul-26
310/1 MORELAND STREET FOOTSCRAY VIC 3011	\$650,000	14-Aug-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: 19 September 2026

Hannah Burke

M 0490664832

E hannahb@Comptongreen.com.au



404/21 VICTORIA STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$670,000** Sold Date **12-Jun-26**

Distance **1.25km**



6/63 EVERARD STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$690,000** Sold Date **06-Jul-26**

Distance **2.01km**



310/1 MORELAND STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$650,000** Sold Date **14-Aug-26**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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