

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

315/9 HEWITT AVENUE 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2025

to

30 Jun 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

304/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$512,000	21-Mar-26
6/42A BYRON STREET FOOTSCRAY VIC 3011	\$520,000	24-Apr-26
1108/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$520,000	29-Jan-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: 17 July 2026

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**304/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$512,000** Sold Date **21-Mar-26**

Distance **1.08km**



**6/42A BYRON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$520,000** Sold Date **24-Apr-26**

Distance **1.8km**



**1108/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price Sold Date **29-Jan-26**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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