

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

8/204 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

\$385,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,100

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2025

to

31 Mar 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

401/240 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	09-Jan-26
102/20 ARTHUR STREET FOOTSCRAY VIC 3011	\$420,000	15-Dec-25
8/24 EMPIRE STREET FOOTSCRAY VIC 3011	\$400,000	27-Oct-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: 01 April 2026

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401/240 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$410,000** Sold Date **09-Jan-26**

Distance **1.15km**



102/20 ARTHUR STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$420,000** Sold Date **15-Dec-25**

Distance **0.2km**



8/24 EMPIRE STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$400,000** Sold Date **27-Oct-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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