

## 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

73 GORDON STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

7 EDEN STREET FOOTSCRAY VIC 3011	\$1,017,000	15-Feb-25
23 DONGOLA ROAD WEST FOOTSCRAY VIC 3012	\$1,612,000	23-May-25
33 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$1,465,000	31-May-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: 03 July 2025



## 7 EDEN STREET FOOTSCRAY VIC 3011

2 1 4

Sold Price

**\$1,017,000**

Sold Date

**15-Feb-25**

Distance

**0.56km**



## 23 DONGOLA ROAD WEST FOOTSCRAY VIC 3012

3 1 -

Sold Price

<sup>RS</sup> **\$1,612,000**

Sold Date

**23-May-25**

Distance

**0.75km**



## 33 STANHOPE STREET WEST FOOTSCRAY VIC 3012

3 2 2

Sold Price

<sup>RS</sup> **\$1,465,000**

Sold Date

**31-May-25**

Distance

**1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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