

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

5/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,000

Property type

Unit

Suburb

West 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

5/146 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$335,000	24-Mar-26
105/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012	\$330,000	30-Jan-26
6/103 GORDON STREET FOOTSCRAY VIC 3011	\$342,500	07-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 June 2026

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



**5/146 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$335,000

Sold Date **24-Mar-26**

Distance **0.97km**



**105/165 SUNSHINE ROAD WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$330,000

Sold Date **30-Jan-26**

Distance **1.35km**



**6/103 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$342,500

Sold Date **07-Jan-26**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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