

# 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

16/44 Everard Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$455,000

### Median sale price

Median price \$465,000 Property Type Unit Suburb Footscray

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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 six 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
1	3/11 Nicholson St FOOTSCRAY 3011	\$433,000	04/06/2026
2	14/294 Nicholson St SEDDON 3011	\$442,000	16/05/2026
3	803/59 Paisley St FOOTSCRAY 3011	\$460,000	29/04/2026

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 six months.~~

This Statement of Information was prepared on:

22/06/2026 14:51



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$420,000 - \$455,000  
**Median Unit Price**  
March quarter 2026: \$465,000

## Comparable Properties



3/11 Nicholson St FOOTSCRAY 3011 (REI)

Agent Comments



**Price:** \$433,000  
**Method:** Private Sale  
**Date:** 04/06/2026  
**Property Type:** Unit



14/294 Nicholson St SEDDON 3011 (REI)

Agent Comments



**Price:** \$442,000  
**Method:** Auction Sale  
**Date:** 16/05/2026  
**Property Type:** Apartment



803/59 Paisley St FOOTSCRAY 3011 (REI/VG)

Agent Comments



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 29/04/2026  
**Property Type:** Apartment

Account - Mantello Real Estate | P: 0402 091 191