

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

316/133 DROOP STREET 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

\$130,000

&

\$135,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

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

206/51 GORDON STREET FOOTSCRAY VIC 3011	\$115,000	13-Mar-25
317/51 GORDON STREET FOOTSCRAY VIC 3011	\$100,000	08-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: 30 July 2025

Dario Haljeta
P 0396879777
M 0403490554
E dario@fndk.com.au



**206/51 GORDON STREET
FOOTSCRAY VIC 3011**

 1  1  -

Sold Price **\$115,000** Sold Date **13-Mar-25**

Distance **0.34km**



**317/51 GORDON STREET
FOOTSCRAY VIC 3011**

 1  1  -

Sold Price **\$100,000** Sold Date **08-May-25**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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