

## 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

3/28 ELEANOR 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2024

to

31 Aug 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

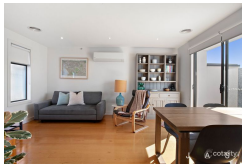
Date of sale

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 4/12 ELEANOR STREET FOOTSCRAY VIC 3011         | \$570,000 | 13-Sep-25 |
| 5/10 ROSAMOND ROAD FOOTSCRAY VIC 3011          | \$565,000 | 09-May-25 |
| 11/1 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012 | \$550,000 | 02-Jul-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: 22 September 2025



## 4/12 ELEANOR STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**13-Sep-25**

Distance

**0.11km**



## 5/10 ROSAMOND ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

**\$565,000**

Sold Date

**09-May-25**

Distance

**0.43km**



## 11/1 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price

**\$550,000**

Sold Date

**02-Jul-25**

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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