

## 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

1A CLARENDON PARADE WEST FOOTSCRAY VIC 3012

### 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

\$1,075,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

West Footscray

Period-from

01 Apr 2025

to

31 Mar 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

9 RICHARDS STREET YARRAVILLE VIC 3013	\$1,160,000	31-Mar-26
9 OXFORD STREET WEST FOOTSCRAY VIC 3012	\$1,120,000	06-Dec-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: 23 April 2026



**9 RICHARDS STREET YARRAVILLE  
VIC 3013**

Sold Price

<sup>RS</sup>

**\$1,160,000**

Sold Date

**31-Mar-26**

 4  2  3

Distance

**1.19km**



**9 OXFORD STREET WEST  
FOOTSCRAY VIC 3012**

Sold Price

**\$1,120,000**

Sold Date

**06-Dec-25**

 3  1  2

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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