

## 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

1204E/6 TANNERY WALK 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

\$615,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2025

to

30 Jun 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

803E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$631,000	23-Feb-26
1306/1 JOSEPH ROAD FOOTSCRAY VIC 3011	\$605,000	28-Apr-26
1203/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$620,000	09-Feb-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: 02 July 2026



**803E/6 TANNERY WALK  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$631,000** Sold Date **23-Feb-26**

Distance **0km**



**1306/1 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

3 2 1

Sold Price **\$605,000** Sold Date **28-Apr-26**

Distance **0.13km**



**1203/188 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$620,000** Sold Date **09-Feb-26**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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