

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

8/113 BALLARAT ROAD 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2025

to

31 Jan 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

3/136-138 CHARLES STREET SEDDON VIC 3011

\$940,000

18-Nov-25

2/2A LYONS STREET SEDDON VIC 3011

\$955,000

15-Nov-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: 10 February 2026



3/136-138 CHARLES STREET SEDDON VIC 3011

 2  2  1

Sold Price

\$940,000

Sold Date

18-Nov-25

Distance

1.54km



2/2A LYONS STREET SEDDON VIC 3011

 2  1  1

Sold Price

^{RS} **\$955,000**

Sold Date

15-Nov-25

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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