

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

3/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012

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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

West 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

6/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$288,000	18-Aug-25
16/7-9 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$270,000	02-Sep-25
1/15 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$240,000	04-Apr-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 September 2025



**6/6 HATFIELD COURT WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

^{RS}

\$288,000

Sold Date

18-Aug-25

Distance

0km



**16/7-9 HATFIELD COURT WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

^{RS}

\$270,000

Sold Date

02-Sep-25

Distance

0.04km



**1/15 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

\$240,000

Sold Date

04-Apr-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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