

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

2 Chatham Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$670,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Footscray

Period - From 17/05/2024

to 16/05/2025

Source Property Data

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 six 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
1	19 Rondell Av WEST FOOTSCRAY 3012	\$740,000	07/03/2025
2	9 Darling St FOOTSCRAY 3011	\$700,000	03/02/2025
3	5 Latrobe St FOOTSCRAY 3011	\$777,000	01/02/2025

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 six months.~~

This Statement of Information was prepared on:

17/05/2025 16:36



2 1 1

Rooms: 3
Property Type: House
Land Size: 135 sqm approx

Agent Comments

Two bedroom single level house, with off-street parking

Indicative Selling Price
\$670,000

Median House Price
17/05/2024 - 16/05/2025: \$1,000,000

Comparable Properties



19 Rondell Av WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$740,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: House (Res)
Land Size: 488 sqm approx



9 Darling St FOOTSCRAY 3011 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$700,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 167 sqm approx



5 Latrobe St FOOTSCRAY 3011 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$777,000
Method: Sold Before Auction
Date: 01/02/2025
Rooms: 2
Property Type: House (Res)
Land Size: 147 sqm approx

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