

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

1/4 Alma Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$946,250

Property Type

House

Suburb

West Footscray

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	167 Suffolk St WEST FOOTSCRAY 3012	\$840,000	10/04/2025
2	3 Hampstead Rd MAIDSTONE 3012	\$825,000	01/04/2025
3	62 Napoleon St WEST FOOTSCRAY 3012	\$815,000	29/03/2025

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:

05/05/2025 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median House Price
Year ending March 2025: \$946,250

Comparable Properties



167 Suffolk St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$840,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)



3 Hampstead Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 01/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 563 sqm approx



62 Napoleon St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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