

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

18/20 Hewitt Avenue, Footscray Vic 3011

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$995,000 Property Type House Suburb Footscray

Period - From 01/01/2025 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	3/711 Barkly St WEST FOOTSCRAY 3012	\$805,000	14/05/2025
2	3/36 Hocking St FOOTSCRAY 3011	\$868,000	07/05/2025
3	22 Hewitt Av FOOTSCRAY 3011	\$885,000	25/03/2025

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:

03/06/2025 17:31



3 2 2

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 114 sqm approx
Agent Comments

Three bedroom, two bathroom tri-level townhouse with a double garage.

Indicative Selling Price

\$840,000 - \$880,000

Median House Price

March quarter 2025: \$995,000

Comparable Properties



3/711 Barkly St WEST FOOTSCRAY 3012 (REI)

3 2 2

Price: \$805,000
Method: Private Sale
Date: 14/05/2025
Property Type: Townhouse (Single)

Agent Comments

Three bedroom, two bathroom tri level townhouse with two off-street parks. Apart of a body corporate.



3/36 Hocking St FOOTSCRAY 3011 (REI)

3 2 2

Price: \$868,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: Townhouse (Res)

Agent Comments

Three bedroom, two bathroom townhouse in the same location



22 Hewitt Av FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: \$885,000
Method: Private Sale
Date: 25/03/2025
Property Type: House (Res)
Land Size: 109 sqm approx

Agent Comments

Three bedroom, two bathroom townhouse in the same location and a double garage.

Account - Jas Stephens - Yarraville | P: 03 93169000