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 Khartoum Street, West Footscray Vic 3012

Indicative selling price

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

Single price $972,500

Median sale price

Median price $969,500 Property Type House Suburb West Footscray

Period - From 01/04/2025 to 30/06/2025 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	20 Elphinstone St WEST FOOTSCRAY 3012	$938,000	10/05/2025
2	2a Hope St WEST FOOTSCRAY 3012	$985,000	19/03/2025
3	25 Oxford St WEST FOOTSCRAY 3012	$870,000	13/02/2025

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: 10/07/2025 11:26

3 Khartoum Street, West Footscray Vic 3012



3 1 3

Rooms: 6
Property Type: House
Land Size: 424 sqm approx

Agent Comments

Indicative Selling Price
$972,500
Median House Price
June quarter 2025: $969,500

Comparable Properties



20 Elphinstone St WEST FOOTSCRAY 3012 (REI)

3 1 2

Price: $938,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 484 sqm approx

Agent Comments



2a Hope St WEST FOOTSCRAY 3012 (REI/VG)

3 1 1

Price: $985,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments



25 Oxford St WEST FOOTSCRAY 3012 (REI/VG)

3 1 2

Price: $870,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 321 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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