

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

3/12 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Footscray

Period - From

01/01/2024

to

31/12/2024

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	10/24 Eldridge St FOOTSCRAY 3011	\$390,000	21/12/2024
2	10/30 Eldridge St FOOTSCRAY 3011	\$340,000	20/12/2024
3	2/23 Eldridge St FOOTSCRAY 3011	\$335,000	11/10/2024

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:

18/03/2025 14:16

3/12 Eldridge Street, Footscray Vic 3011



Peter Leahy
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Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
Year ending December 2024: \$465,000



2 1 1

Rooms: 3
Property Type: Apartment
Land Size: Starta sqm approx
Agent Comments

Comparable Properties



10/24 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$390,000
Method: Auction Sale
Date: 21/12/2024
Property Type: Unit



10/30 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$340,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment



2/23 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$335,000
Method: Private Sale
Date: 11/10/2024
Property Type: Apartment

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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