

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

605/51 GORDON STREET FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

206/51 GORDON STREET FOOTSCRAY VIC 3011	\$115,000	13-Mar-25
220/51 GORDON STREET FOOTSCRAY VIC 3011	\$104,000	10-Oct-24
607/51 GORDON STREET FOOTSCRAY VIC 3011	\$105,000	16-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 23 July 2025



**206/51 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$115,000** Sold Date **13-Mar-25**

Distance **0km**



**220/51 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$104,000** Sold Date **10-Oct-24**

Distance **0km**



**607/51 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price ^{RS} **\$105,000** Sold Date **16-Jun-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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