

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

105/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

202/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012	\$330,000	13-Dec-24
6/172 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$360,000	14-May-25
105/30 ASHLEY STREET WEST FOOTSCRAY VIC 3012	\$360,000	07-Jan-24

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: 21 May 2025



202/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012

2 1 -

Sold Price

\$330,000

Sold Date

13-Dec-24

Distance

0km



6/172 RUPERT STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

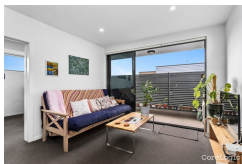
^{RS} **\$360,000**

Sold Date

14-May-25

Distance

-



105/30 ASHLEY STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$360,000

Sold Date

07-Jan-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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