

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

410/1 WARDE 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

or range
between

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2025

to

30 Apr 2026

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

1206/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$588,000	12-Dec-25
1303/1 WARDE STREET FOOTSCRAY VIC 3011	\$530,000	23-Jan-26
906/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$535,000	24-Dec-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.~~

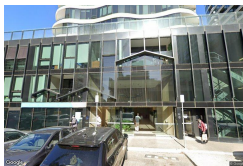
This Statement of Information was prepared on: 15 May 2026

**1206/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

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Sold Price **\$588,000** Sold Date **12-Dec-25**Distance **0.22km****1303/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$530,000** Sold Date **23-Jan-26**Distance **0km****906/5 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price **\$535,000** Sold Date **24-Dec-25**Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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