

301/39 Ryan Street, Footscray Vic 3011



3 Bed 3 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

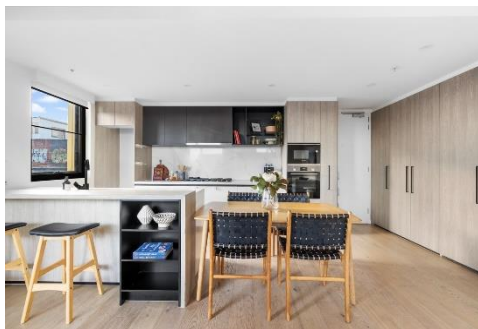
\$660,000 - \$720,000

Median House Price

30/07/2025 – 29/07/2026:

\$470,000

Comparable Properties



110/12 Napier Street Footscray 3011 (REI)

3 Bed 2 Bath 2 Car

Price: \$675,000

Method: Private Sale

Date: 06/07/2026

Property Type: Apartment

Agent Comments: Inferior complex, similar property.



402/39 Ryan Street FOOTSCRAY 3011 (REI)

3 Bed 2 Bath 1 Car

Price: \$710,000

Method: Private Sale

Date: 14/05/2026

Property Type: Apartment

Agent Comments: Similar apartment, same location



801D/42 Cowper Street FOOTSCRAY 3011 (VG)

3 Bed - Bath - Car

Price: \$695,000

Method: Sale

Date: 10/02/2026

Property Type: Strata Unit/Flat

Agent Comments: Inferior complex, similar apartment

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

301/39 Ryan Street, Footscray Vic 3011

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$470,000 Unit x Suburb Footscray

Period - From 30/07/2025 to 29/07/2026 Source Property Data

Comparable property sales

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
110/12 Napier Street FOOTSCRAY 3011	\$675,000	06/07/2026
402/39 Ryan Street FOOTSCRAY 3011	\$710,000	14/05/2026
801D/42 Cowper Street FOOTSCRAY 3011	\$695,000	10/02/2026

This Statement of Information was prepared on:

30/07/2026 11:30