

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

19 Batman Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$963,000

Property Type

House

Suburb

Footscray

Period - From

01/04/2025

to

31/03/2026

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	149 Essex St WEST FOOTSCRAY 3012	\$1,045,000	09/05/2026
2	80 Creswick St FOOTSCRAY 3011	\$1,100,000	09/12/2025
3	4 Commercial Rd FOOTSCRAY 3011	\$990,000	22/11/2025

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:

18/05/2026 15:01

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4 1 2

Property Type: House
Land Size: 445 approx sqm
approx

Agent Comments

Spacious home on generous land with ROW access

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending March 2026: \$963,000

Comparable Properties



149 Essex St WEST FOOTSCRAY 3012 (REI)

4 2 2

Price: \$1,045,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 521 sqm approx

Agent Comments

Superior land in superior location



80 Creswick St FOOTSCRAY 3011 (REI/VG)

3 1 1

Price: \$1,100,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 395 sqm approx

Agent Comments

More advanced internally



4 Commercial Rd FOOTSCRAY 3011 (REI/VG)

3 1 1

Price: \$990,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 438 sqm approx

Agent Comments

Near identical land, comparable accommodation throughout

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