

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

4/17 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2025

to

30 Jun 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

6/5 GORDON STREET FOOTSCRAY VIC 3011	\$437,500	25-Feb-26
10/204 BALLARAT ROAD FOOTSCRAY VIC 3011	\$380,000	27-Apr-26
10/28 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	30-May-26

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: 13 July 2026



6/5 GORDON STREET FOOTSCRAY VIC 3011 Sold Price **\$437,500** Sold Date **25-Feb-26**

2 1 1

Distance **0.11km**



10/204 BALLARAT ROAD FOOTSCRAY VIC 3011 Sold Price **\$380,000** Sold Date **27-Apr-26**

2 1 1

Distance **0.19km**



10/28 ELDRIDGE STREET FOOTSCRAY VIC 3011 Sold Price **\$360,000** Sold Date **30-May-26**

2 1 1

Distance **0.27km**

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

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