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	70 Eleanor Street, Footscray Vic 3011

Indicative selling price

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

Range between $1,140,000 & $1,250,000

Median sale price

Median price $955,000 Property Type House Suburb Footscray

Period - From 14/08/2025 to 13/08/2026 Source Property Data

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	21 Park St FOOTSCRAY 3011	$1,290,000	05/08/2026
2	26 Smith Cr FOOTSCRAY 3011	$1,340,000	21/07/2026
3	3 Pullar St MAIDSTONE 3012	$1,250,000	18/04/2026

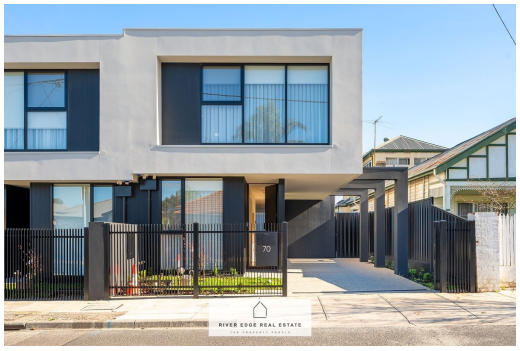
OR

~~**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: 14/08/2026 15:39

70 Eleanor Street, Footscray Vic 3011

RIVER EDGE REAL ESTATE
THE PROPERTY PEOPLE



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,140,000 - $1,250,000
Median House Price
14/08/2025 - 13/08/2026: $955,000

Comparable Properties



21 Park St FOOTSCRAY 3011 (REI)

4 3 2

Price: $1,290,000
Method: Private Sale
Date: 05/08/2026
Property Type: House

Agent Comments



26 Smith Cr FOOTSCRAY 3011 (REI)

4 1 2

Price: $1,340,000
Method: Private Sale
Date: 21/07/2026
Property Type: House (Res)
Land Size: 475 sqm approx

Agent Comments



3 Pullar St MAIDSTONE 3012 (REI/VG)

4 2 2

Price: $1,250,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

Account - RIVER EDGE REAL ESTATE PTY LTD | P: 03 9488 0588

REIV THE DIFFERENCE

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