

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

23 First Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$995,000 Property Type House Suburb West Footscray

Period - From 11/03/2025 to 10/03/2026 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	10 Batman St FOOTSCRAY 3011	\$930,000	28/02/2026
2	22 Wales St KINGSVILLE 3012	\$895,000	28/02/2026
3	18 Windsor St FOOTSCRAY 3011	\$885,000	21/02/2026

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: 11/03/2026 08:04

23 First Street, West Footscray Vic 3012



 2  1  0

Rooms: 5
Property Type: House (Res)
Land Size: 205 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 – \$850,000
Median House Price
11/03/2025 - 10/03/2026: \$995,000

Comparable Properties



10 Batman St FOOTSCRAY 3011 (REI)

Agent Comments

 2  1  1

Price: \$930,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)



22 Wales St KINGSVILLE 3012 (REI)

Agent Comments

 2  1  1

Price: \$895,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 215 sqm approx



18 Windsor St FOOTSCRAY 3011 (REI)

Agent Comments

 2  1  -

Price: \$885,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 182 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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