

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

410/1 WARDE 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

or range
between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2025

to

31 Jul 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

511/1 WARDE STREET FOOTSCRAY VIC 3011	\$575,000	02-Jun-26
1109/1 WARDE STREET FOOTSCRAY VIC 3011	\$515,000	21-Feb-26
1506/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$540,000	18-Jul-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: 10 August 2026



511/1 WARDE STREET FOOTSCRAY VIC 3011 Sold Price **\$575,000** Sold Date **02-Jun-26**

2 2 1

Distance **0km**



1109/1 WARDE STREET FOOTSCRAY VIC 3011 Sold Price **\$515,000** Sold Date **21-Feb-26**

2 2 1

Distance **0km**



1506/5 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$540,000** Sold Date **18-Jul-26**

2 2 1

Distance **0.14km**

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

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