

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 30 INDWE STREET

Suburb: WEST FOOTSCRAY

State: VIC

Postcode: 3012

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: \$ 800,000 and \$ 880,000

Median sale price

Median price: \$ 990,000

Property type: House

Suburb: WEST FOOTSCRAY

Period - From: 01 / 03 / 2025 to: 28 / 02 / 2026 Source: realestate.com.au

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	<u>9 Centennial Street, West Footscray, Vic 3012</u>	<u>\$ 800,000</u>	<u>17 / 03 / 2026</u>
2	<u>9 Neil Street, West Footscray, Vic 3012</u>	<u>\$ 840,000</u>	<u>16 / 02 / 2026</u>
3	<u>31 Sredna Street, West Footscray, Vic 3012</u>	<u>\$ 825,000</u>	<u>25 / 10 / 2025</u>

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: 25 March 2026