

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

3/18-20 BLANDFORD STREET WEST FOOTSCRAY VIC 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2025

to

31 Jan 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

8/35 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012	\$597,000	03-Dec-25
6/8 MARGOT STREET WEST FOOTSCRAY VIC 3012	\$605,000	19-Dec-25

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: 18 February 2026



**8/35 ELPHINSTONE STREET WEST
FOOTSCRAY VIC 3012**

Sold Price

\$597,000

Sold Date

03-Dec-25

 2  1  1

Distance

0.31km



**6/8 MARGOT STREET WEST
FOOTSCRAY VIC 3012**

Sold Price

^{RS} **\$605,000**

Sold Date

19-Dec-25

 2  1  1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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