

## 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

7/709 BARKLY STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$310,000

### 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

6/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$288,000	18-Aug-25
2/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$275,000	14-Jan-26
9/10 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$350,000	20-Aug-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: 12 February 2026

**6/6 HATFIELD COURT WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$288,000** Sold Date **18-Aug-25**Distance **1.38km****2/12 CARMICHAEL STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price <sup>RS</sup> **\$275,000** Sold Date **14-Jan-26**Distance **1.07km****9/10 CARMICHAEL STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$350,000** Sold Date **20-Aug-25**Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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