

## 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

28 ELPHINSTONE 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

\$1,260,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$976,250

Property type

House

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

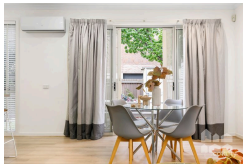
Date of sale

18 HEWITT AVENUE FOOTSCRAY VIC 3011	\$1,280,000	13-Dec-25
12 ALBION STREET KINGSVILLE VIC 3012	\$1,271,000	29-Nov-25
2 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011	\$1,314,000	04-Oct-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: 17 February 2026



**18 HEWITT AVENUE FOOTSCRAY VIC 3011**

 4  2  1

Sold Price **\$1,280,000** Sold Date **13-Dec-25**

Distance **0.93km**



**12 ALBION STREET KINGSVILLE VIC 3012**

 4  2  2

Sold Price <sup>RS</sup> **\$1,271,000** Sold Date **29-Nov-25**

Distance **1.74km**



**2 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011**

 3  2  2

Sold Price **\$1,314,000** Sold Date **04-Oct-25**

Distance **0.97km**



**14 MILTON STREET WEST FOOTSCRAY VIC 3012**

 3  1  -

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **31-Jan-26**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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