

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

13/22 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

1/10 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$395,000	25-Sep-25
11/10 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$385,000	11-Dec-25
1/13 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$390,000	25-Sep-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: 04 February 2026

**1/10 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

\$395,000

Sold Date

25-Sep-25

Distance

0.46km**11/10 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

\$385,000

Sold Date

11-Dec-25

Distance

0.46km**1/13 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$390,000

Sold Date

25-Sep-25

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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