

# 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

4/62 Albert Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$692,500

### Median sale price

Median price

\$750,000

Property Type

Townhouse

Suburb

Footscray

Period - From

12/03/2025

to

11/03/2026

Source

Property Data

### 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	2/62 Albert St FOOTSCRAY 3011	\$690,000	16/01/2026
2	17 Newman Dr FOOTSCRAY 3011	\$751,000	11/10/2025
3	16 Wolverhampton St FOOTSCRAY 3011	\$750,000	18/09/2025

**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:

12/03/2026 11:20

Marcus Kassab  
03 8415 6100  
0412 987 006

marcuskassab@jellisrcraig.com.au

**Indicative Selling Price**

\$692,500

**Median Townhouse Price**

12/03/2025 - 11/03/2026: \$750,000



2 1 1

**Rooms:** 3

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/62 Albert St FOOTSCRAY 3011 (REI)**

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Townhouse (Single)



**17 Newman Dr FOOTSCRAY 3011 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$751,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** Townhouse (Res)



**16 Wolverhampton St FOOTSCRAY 3011 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 18/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 139 sqm approx

Account - Jellis Craig | P: 03 8415 6100