

# 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

23 First 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)

Range between \$820,000 & \$880,000

### Median sale price

Median price \$995,000 Property Type House Suburb West Footscray

Period - From 11/03/2025 to 10/03/2026 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	10 Batman St FOOTSCRAY 3011	\$930,000	28/02/2026
2	22 Wales St KINGSVILLE 3012	\$895,000	28/02/2026
3	18 Windsor St FOOTSCRAY 3011	\$885,000	21/02/2026

**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: 11/03/2026 08:04

23 First Street, West Footscray Vic 3012



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 205 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$880,000  
**Median House Price**  
11/03/2025 - 10/03/2026: \$995,000

## Comparable Properties



**10 Batman St FOOTSCRAY 3011 (REI)**

[Agent Comments](#)

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**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**22 Wales St KINGSVILLE 3012 (REI)**

[Agent Comments](#)

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**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 215 sqm approx



**18 Windsor St FOOTSCRAY 3011 (REI)**

[Agent Comments](#)

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**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 182 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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