

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

62 Essex Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,067,500

Property Type

House

Suburb

West Footscray

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	19 Busch St WEST FOOTSCRAY 3012	\$1,640,000	19/02/2026
2	39 Stirling St FOOTSCRAY 3011	\$1,700,000	08/12/2025
3	36 Khartoum St WEST FOOTSCRAY 3012	\$1,890,000	25/10/2025

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:

20/02/2026 22:44



5 3 3

Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2025: \$1,067,500

Comparable Properties



19 Busch St WEST FOOTSCRAY 3012 (REI)

Agent Comments

4 2 3

Price: \$1,640,000
Method: Auction Sale
Date: 19/02/2026
Property Type: House
Land Size: 454 sqm approx



39 Stirling St FOOTSCRAY 3011 (REI/VG)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 502 sqm approx



36 Khartoum St WEST FOOTSCRAY 3012 (REI)

Agent Comments

4 2 2

Price: \$1,890,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 427 sqm approx