

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

2008/1 WARDE STREET FOOTSCRAY VIC 3011

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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 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

1303/1 WARDE STREET FOOTSCRAY VIC 3011	\$530,000	23-Jan-26
1707/1 WARDE STREET FOOTSCRAY VIC 3011	\$551,000	27-Nov-25
2307/1 WARDE STREET FOOTSCRAY VIC 3011	\$575,000	08-Oct-25

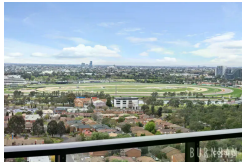
OR

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: 06 March 2026

**1303/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$530,000** Sold Date **23-Jan-26**Distance **0km****1707/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$551,000** Sold Date **27-Nov-25**Distance **0km****2307/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$575,000** Sold Date **08-Oct-25**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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