

# 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

308/188 Ballarat Road, Footscray Vic 3011

### Indicative selling price

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

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$474,750

Property Type

Unit

Suburb

Footscray

Period - From

01/07/2025

to

30/06/2026

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 | 212/12 Thomas Holmes St MARIBYRNONG 3032 | \$530,000 | 29/05/2026   |
| 2 | 11/6 Rosamond Rd FOOTSCRAY 3011          | \$550,000 | 22/05/2026   |
| 3 | 209/60 Edgewater Blvd MARIBYRNONG 3032   | \$530,000 | 04/05/2026   |

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:

21/07/2026 15:57



2   
 2   
 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending June 2026: \$474,750

## Comparable Properties



**212/12 Thomas Holmes St MARIBYRNONG 3032 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 29/05/2026

**Property Type:** Apartment



**11/6 Rosamond Rd FOOTSCRAY 3011 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 22/05/2026

**Property Type:** House



**209/60 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**

2   
 2   
 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 04/05/2026

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951