

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$465,000 Property Type Unit Suburb Footscray

Period - From 01/04/2025 to 31/03/2026 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	1005/1 Joseph Rd FOOTSCRAY 3011	\$550,000	12/03/2026
2	12/2 La Scala Av MARIBYRNONG 3032	\$580,000	05/03/2026
3	101/2b Ballarat Rd FOOTSCRAY 3011	\$550,000	09/12/2025

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: 28/05/2026 10:51



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

Year ending March 2026: \$465,000

Comparable Properties



1005/1 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment



12/2 La Scala Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

2
 2
 1

Price: \$580,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



101/2b Ballarat Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Private Sale

Date: 09/12/2025

Property Type: Apartment

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