

# 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

1025/18 Albert Street, Footscray Vic 3011

### Indicative selling price

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

Single price

\$600,000

### Median sale price

Median price

\$460,500

Property Type

Unit

Suburb

Footscray

Period - From

01/07/2024

to

30/06/2025

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	501A/48 Cowper St FOOTSCRAY 3011	\$655,000	29/07/2025
2	603/2 Joseph Rd FOOTSCRAY 3011	\$560,000	21/07/2025
3	1701/8 Joseph Rd FOOTSCRAY 3011	\$610,000	04/07/2025

**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:

27/08/2025 12:33



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$600,000  
**Median Unit Price**  
Year ending June 2025: \$460,500

## Comparable Properties



**501A/48 Cowper St FOOTSCRAY 3011 (REI)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 29/07/2025  
**Property Type:** Apartment



**603/2 Joseph Rd FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 21/07/2025  
**Property Type:** Apartment



**1701/8 Joseph Rd FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 04/07/2025  
**Property Type:** Apartment  
**Land Size:** 80 sqm approx