

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

3/3 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2024

to

30 Sep 2025

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

7/35 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$400,000	09-Jul-25
3/69A KINGSVILLE STREET KINGSVILLE VIC 3012	\$360,000	16-Jul-25
2/108 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$390,000	16-Jul-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: 02 October 2025



7/35 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012

 2  1  1

Sold Price **\$400,000** Sold Date **09-Jul-25**

Distance **0.24km**



3/69A KINGSVILLE STREET
KINGSVILLE VIC 3012

 2  1  1

Sold Price **\$360,000** Sold Date **16-Jul-25**

Distance **0.92km**



2/108 RUPERT STREET WEST
FOOTSCRAY VIC 3012

 2  1  1

Sold Price ^{RS} **\$390,000** Sold Date **16-Jul-25**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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