

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

515/188 BALLARAT ROAD 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

\$438,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2024

to

31 Oct 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

615/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$419,960	23-May-25
814/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$423,000	31-Jul-25
513/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$450,000	14-Mar-24

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 November 2025

	615/188 BALLARAT ROAD FOOTSCRAY VIC 3011	Sold Price	\$419,960	Sold Date	23-May-25
	 2  1  -			Distance	0km
	814/188 BALLARAT ROAD FOOTSCRAY VIC 3011	Sold Price	\$423,000	Sold Date	31-Jul-25
	 2  1  1			Distance	0km
	513/188 BALLARAT ROAD FOOTSCRAY VIC 3011	Sold Price	\$450,000	Sold Date	14-Mar-24
	 2  1  1			Distance	0km
	6/7 GORDON STREET FOOTSCRAY VIC 3011	Sold Price		Sold Date	20-Feb-24
	 2  1  1			Distance	0.34km
	20/44 EVERARD STREET FOOTSCRAY VIC 3011	Sold Price	\$523,000	Sold Date	28-Aug-24
	 2  1  1			Distance	0.76km

RS = Recent sale

UN = Undisclosed Sale

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