

## 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

104/12 NAPIER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$457,100

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 2026

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





10/4 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$795,000	06-Mar-26
29/41 MORELAND STREET FOOTSCRAY VIC 3011	\$707,000	23-Jan-26
2/77 HYDE STREET FOOTSCRAY VIC 3011	\$892,500	07-Oct-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: 23 March 2026

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	<p><b>10/4 SALTRIVER PLACE FOOTSCRAY VIC 3011</b></p> <p>3  2  1 </p>	<p>Sold Price</p>	<p><sup>RS</sup> <b>\$795,000</b></p>	<p>Sold Date <b>06-Mar-26</b></p>
			<p>Distance <b>0.5km</b></p>	
	<p><b>29/41 MORELAND STREET FOOTSCRAY VIC 3011</b></p> <p>2  2  1 </p>	<p>Sold Price</p>	<p><b>\$707,000</b></p>	<p>Sold Date <b>23-Jan-26</b></p>
			<p>Distance <b>0.35km</b></p>	
	<p><b>2/77 HYDE STREET FOOTSCRAY VIC 3011</b></p> <p>2  2  1 </p>	<p>Sold Price</p>	<p><b>\$892,500</b></p>	<p>Sold Date <b>07-Oct-25</b></p>
			<p>Distance <b>0.46km</b></p>	
	<p><b>506/8 JOSEPH ROAD FOOTSCRAY VIC 3011</b></p> <p>2  2  1 </p>	<p>Sold Price</p>	<p><b>\$671,000</b></p>	<p>Sold Date <b>06-Dec-25</b></p>
			<p>Distance <b>0.73km</b></p>	

RS = Recent sale      UN = Undisclosed Sale

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