

## 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

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2025

to

30 Apr 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

16/2 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$780,000	12-May-26
401/39 RYAN STREET FOOTSCRAY VIC 3011	\$750,000	27-Mar-26
10/4 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$795,000	06-Mar-26

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 May 2026

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**16/2 SALTRIVER PLACE  
FOOTSCRAY VIC 3011**

3 2 1

Sold Price <sup>RS</sup> **\$780,000** Sold Date **12-May-26**

Distance **0.5km**

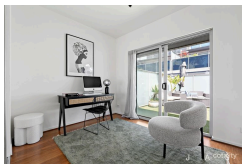


**401/39 RYAN STREET FOOTSCRAY  
VIC 3011**

3 2 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **27-Mar-26**

Distance **0.73km**



**10/4 SALTRIVER PLACE  
FOOTSCRAY VIC 3011**

3 2 1

Sold Price **\$795,000** Sold Date **06-Mar-26**

Distance **0.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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