

## 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

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

\$485,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2025

to

31 May 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

208/12 NAPIER STREET FOOTSCRAY VIC 3011	\$605,000	05-Jun-26
511/1 WARDE STREET FOOTSCRAY VIC 3011	\$575,000	10-Jun-26
30/31 MORELAND STREET FOOTSCRAY VIC 3011	\$605,000	13-May-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: 12 June 2026

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**208/12 NAPIER STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **05-Jun-26**

Distance **0km**



**511/1 WARDE STREET FOOTSCRAY  
VIC 3011**

2 2 1

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date **10-Jun-26**

Distance **0.66km**



**30/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

2 1 2

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **13-May-26**

Distance **0.4km**

RS = Recent sale      UN = Undisclosed Sale

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