

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

411/55 Hopkins Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Footscray

Period - From

29/09/2025

to

28/09/2026

Source

Property Data

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 six 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
1	2112/1 Warde St FOOTSCRAY 3011	\$325,000	07/08/2026
2	510/90 Buckley St FOOTSCRAY 3011	\$320,000	26/06/2026
3	1036/18 Albert St FOOTSCRAY 3011	\$334,000	29/04/2026

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 six months.~~

This Statement of Information was prepared on:

29/09/2026 11:02



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

29/09/2025 - 28/09/2026: \$460,000

Comparable Properties



2112/1 Warde St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 -

Price: \$325,000

Method: Private Sale

Date: 07/08/2026

Property Type: Apartment



510/90 Buckley St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 26/06/2026

Property Type: Apartment



1036/18 Albert St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$334,000

Method: Private Sale

Date: 29/04/2026

Property Type: Apartment

Account - RIVER EDGE REAL ESTATE PTY LTD | P: 03 9488 0588