

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

3 HUGH STREET 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

\$999,999

&

\$1,049,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Footscray

Period-from

01 Aug 2025

to

31 Jul 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

57 GEELONG ROAD FOOTSCRAY VIC 3011

\$1,011,000

21-Feb-26

25 NICHOLSON STREET FOOTSCRAY VIC 3011

\$1,050,000

28-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: 08 August 2026


**57 GEELONG ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$1,011,000

Sold Date

21-Feb-26
 2

 1

 1

Distance

0.16km

**25 NICHOLSON STREET
FOOTSCRAY VIC 3011**

Sold Price

\$1,050,000

Sold Date

28-Mar-26
 2

 1

 1

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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