

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

4/77 HYDE 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

\$895,500

&

\$985,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2024

to

31 Oct 2025

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

14 WOLVERHAMPTON STREET FOOTSCRAY VIC 3011	\$902,500	05-Aug-25
6 SOUTER CRESCENT FOOTSCRAY VIC 3011	\$950,000	18-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: 12 November 2025



14 WOLVERHAMPTON STREET FOOTSCRAY VIC 3011

 3  1  1

Sold Price

\$902,500

Sold Date **05-Aug-25**

Distance

1.49km



6 SOUTER CRESCENT FOOTSCRAY VIC 3011

 3  2  2

Sold Price

^{RS} **\$950,000**

Sold Date **18-Oct-25**

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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