

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

47 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 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

33B CHATHAM STREET FOOTSCRAY VIC 3011	\$720,000	11-Jun-25
36C DUDLEY STREET FOOTSCRAY VIC 3011	\$725,000	17-May-25
3/55 MORELAND STREET FOOTSCRAY VIC 3011	\$720,000	15-Feb-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: 23 July 2025



33B CHATHAM STREET FOOTSCRAY VIC 3011

2 1 -

Sold Price

^{RS}

\$720,000

Sold Date

11-Jun-25

Distance

1.63km



36C DUDLEY STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS}

\$725,000

Sold Date

17-May-25

Distance

1.92km



3/55 MORELAND STREET FOOTSCRAY VIC 3011

2 1 3

Sold Price

\$720,000

Sold Date

15-Feb-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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