

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

5 Newell Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$1,325,000

Median sale price

Median price

\$995,000

Property Type

House

Suburb

Footscray

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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	4 Tait St FOOTSCRAY 3011	\$1,425,000	12/04/2025
2	428 Barkly St FOOTSCRAY 3011	\$1,185,000	22/03/2025
3	60 Macpherson St FOOTSCRAY 3011	\$1,150,000	08/03/2025

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:

02/06/2025 18:17



4 1 -

Rooms: 5
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments
Four bedroom open plan double front on circa 307m2

Indicative Selling Price
\$1,325,000
Median House Price
March quarter 2025: \$995,000

Comparable Properties



4 Tait St FOOTSCRAY 3011 (REI)

3 2 1

Price: \$1,425,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments
Three bedroom double front with an extra bathroom and side drive



428 Barkly St FOOTSCRAY 3011 (REI)

3 2 1

Price: \$1,185,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments
Three bedroom double front on a busier road and further away from the CBD. Does have a side drive and second bathroom.



60 Macpherson St FOOTSCRAY 3011 (REI/VG)

3 1 3

Price: \$1,150,000
Method: Private Sale
Date: 08/03/2025
Property Type: House
Land Size: 395 sqm approx

Agent Comments
Three bedroom single front in a lower sale price area of the suburb