

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

6/30 Clive Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$690,000 Property Type Townhouse Suburb West Footscray

Period - From 13/11/2024 to 12/11/2025 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	17 Newman Dr FOOTSCRAY 3011	\$751,000	11/10/2025
2	3 Hartman Wlk FOOTSCRAY 3011	\$800,000	30/06/2025
3	13 Newman Dr FOOTSCRAY 3011	\$766,000	07/06/2025

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: 13/11/2025 13:31



2 2 1

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Townhouse Price
13/11/2024 - 12/11/2025: \$690,000

Comparable Properties



17 Newman Dr FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$751,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

3 Hartman Wlk FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Sold Before Auction
Date: 30/06/2025
Property Type: Townhouse (Res)
Land Size: 127 sqm approx



13 Newman Dr FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$766,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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