

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

6/57 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2025

to

30 Apr 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

5/5 PICKETT STREET FOOTSCRAY VIC 3011	\$585,000	02-Jan-26
3/41 MORELAND STREET FOOTSCRAY VIC 3011	\$570,000	01-Mar-25
2/70 DROOP STREET FOOTSCRAY VIC 3011	\$565,000	25-Feb-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: 18 May 2026



5/5 PICKETT STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$585,000

Sold Date

02-Jan-26

Distance

0.58km



3/41 MORELAND STREET FOOTSCRAY VIC 3011

 1  2  1

Sold Price

\$570,000

Sold Date

01-Mar-25

Distance

0.65km



2/70 DROOP STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

^{RS} **\$565,000**

Sold Date

25-Feb-26

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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