

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

6b Devonshire Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$775,000

&

\$825,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

West Footscray

Period - From

01/04/2026

to

30/06/2026

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	37 Sydney St FOOTSCRAY 3011	\$829,500	22/08/2026
2	8B Waiora Pde WEST FOOTSCRAY 3012	\$845,000	21/08/2026
3	11 Bruce St WEST FOOTSCRAY 3012	\$820,000	15/07/2026

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:

14/09/2026 07:54



3 3 1

Rooms: 4
Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments

Near new three bedroom, three bathroom house, no body corporate with street frontage and a north facing backyard.

Indicative Selling Price

\$775,000 - \$825,000

Median House Price

June quarter 2026: \$1,100,000

Comparable Properties



37 Sydney St FOOTSCRAY 3011 (REI)

3 3 2

Price: \$829,500
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)

Agent Comments

Three bedroom, two and a half bathroom street frontage house, no body corporate, is larger but significantly older than Devonshire.



8B Waiora Pde WEST FOOTSCRAY 3012 (REI)

3 2 3

Price: \$845,000
Method: Private Sale
Date: 21/08/2026
Property Type: House

Agent Comments

Three bedroom, two bathroom street frontage property with no body corporate, has a lock-up garage and is slightly larger, but is located in a lower sale price part of the suburb.



11 Bruce St WEST FOOTSCRAY 3012 (REI)

3 2 2

Price: \$820,000
Method: Private Sale
Date: 15/07/2026
Property Type: Townhouse (Single)

Agent Comments

Brand new three bedroom, two bathroom property, street frontage and unlikely to be apart of a body corporate. Is located in a lower sale price area of the suburb