

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

5G/61 DROOP 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

618/59 PAISLEY STREET FOOTSCRAY VIC 3011

\$410,000

05-Mar-25

311/21 MORELAND STREET FOOTSCRAY VIC 3011

\$397,000

07-Jan-25

201/21 MORELAND STREET FOOTSCRAY VIC 3011

\$390,000

02-May-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 June 2025


**618/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

1 1 1

 Sold Price **\$410,000** Sold Date **05-Mar-25**

 Distance **0.58km**

**311/21 MORELAND STREET
FOOTSCRAY VIC 3011**

1 1 1

 Sold Price **\$397,000** Sold Date **07-Jan-25**

 Distance **1.23km**

**201/21 MORELAND STREET
FOOTSCRAY VIC 3011**

1 1 1

 Sold Price **\$390,000** Sold Date **02-May-25**

 Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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