

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

G03/61 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2025

to

31 Dec 2025

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

201/64 GEELONG ROAD FOOTSCRAY VIC 3011	\$500,000	26-Jul-24
301/64 GEELONG ROAD FOOTSCRAY VIC 3011	\$480,000	11-Oct-25
701/10 DROOP STREET FOOTSCRAY VIC 3011	\$510,000	11-Dec-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: 08 January 2026



201/64 GEELONG ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$500,000

Sold Date

26-Jul-24

Distance

0.29km



301/64 GEELONG ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$480,000

Sold Date

11-Oct-25

Distance

0.29km



701/10 DROOP STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price

^{RS} **\$510,000**

Sold Date

11-Dec-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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