

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2025

to

31 Mar 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

12/245 NICHOLSON STREET SEDDON VIC 3011	\$605,000	05-Nov-25
5/5 PICKETT STREET FOOTSCRAY VIC 3011	\$585,000	02-Jan-26
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: 16 April 2026



**12/245 NICHOLSON STREET  
SEDDON VIC 3011**

2 1 1

Sold Price **\$605,000** Sold Date **05-Nov-25**

Distance **0.28km**



**5/5 PICKETT STREET FOOTSCRAY  
VIC 3011**

2 1 1

Sold Price **\$585,000** Sold Date **02-Jan-26**

Distance **0.58km**



**2/70 DROOP STREET FOOTSCRAY  
VIC 3011**

2 1 1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **25-Feb-26**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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