

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

74 DEVONSHIRE STREET WEST FOOTSCRAY VIC 3012

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

\$825,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

West 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

6 CLARENDON STREET MAIDSTONE VIC 3012	\$805,000	28-Nov-25
9 IRVING COURT MAIDSTONE VIC 3012	\$870,000	14-Nov-25
17A CARLYLE STREET MAIDSTONE VIC 3012	\$833,000	03-Mar-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: 12 May 2026



**6 CLARENDON STREET
MAIDSTONE VIC 3012**

3 2 1

Sold Price **\$805,000** Sold Date **28-Nov-25**

Distance **0.62km**

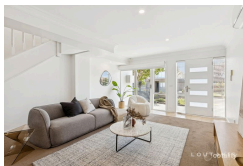


**9 IRVING COURT MAIDSTONE VIC
3012**

3 2 2

Sold Price **\$870,000** Sold Date **14-Nov-25**

Distance **0.86km**



**17A CARLYLE STREET MAIDSTONE
VIC 3012**

3 1 2

Sold Price **\$833,000** Sold Date **03-Mar-26**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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