

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

3 Creswick Street, Footscray Vic 3011

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$977,500

Property Type House

Suburb Footscray

Period - From 01/01/2025

to 31/12/2025

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	32 Delacey St MAIDSTONE 3012	\$975,000	20/03/2026
2	18 Parker St FOOTSCRAY 3011	\$1,075,000	06/03/2026
3	80 Creswick St FOOTSCRAY 3011	\$1,100,000	09/12/2025

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:

25/03/2026 09:54

Kieran Moloney

8378 0500

0400 634 565

kieranmoloney@jelliscraig.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending December 2025: \$977,500



3 1 1

Rooms: 5

Property Type: House

Land Size: 511 sqm approx

Agent Comments

Original WB home perfect for those looking to renovate, re-build or develop STCA.

Comparable Properties



32 Delacey St MAIDSTONE 3012 (REI)

3 2 2

Price: \$975,000

Method: Private Sale

Date: 20/03/2026

Property Type: House

Land Size: 629 sqm approx

Agent Comments

Larger block of land. Inferior location.



18 Parker St FOOTSCRAY 3011 (REI)

3 1 2

Price: \$1,075,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 408 sqm approx

Agent Comments

Smaller block with activity centre zoning which means you can build apartments STCA.



80 Creswick St FOOTSCRAY 3011 (REI/VG)

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 395 sqm approx

Agent Comments

Located in the same street. Smaller block but the home is in better condition.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555