

# 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

36 Newell Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$900,000

### Median sale price

Median price \$1,010,000 Property Type House Suburb Footscray

Period - From 01/04/2024 to 31/03/2025 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	4 Leeds St FOOTSCRAY 3011	\$871,000	22/03/2025
2	74 Geelong Rd FOOTSCRAY 3011	\$805,000	18/12/2024
3	28 Byron St FOOTSCRAY 3011	\$810,000	07/12/2024

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:

02/06/2025 14:25



**Property Type:** House

**Agent Comments**

2 bedroom, 1 bathroom home.

## Comparable Properties



**4 Leeds St FOOTSCRAY 3011 (RE/VG)**



**Price:** \$871,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 186 sqm approx

**Agent Comments**

Comparable location, more accommodation, superior interior, Superior land holding.



**74 Geelong Rd FOOTSCRAY 3011 (VG)**



**Price:** \$805,000

**Method:** Sale

**Date:** 18/12/2024

**Property Type:** House (Res)

**Land Size:** 239 sqm approx

**Agent Comments**

Inferior location, more accommodation, comparable interior, inferior land holding.



**28 Byron St FOOTSCRAY 3011 (RE/VG)**



**Price:** \$810,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)

**Land Size:** 134 sqm approx

**Agent Comments**

Comparable location, similar accommodation, superior interior, inferior land holding, parking.