

## 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

4/55 DROOP 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 203/61 DROOP STREET FOOTSCRAY VIC 3011   | \$600,000 | 06-Aug-25 |
| 107/250 BARKLY STREET FOOTSCRAY VIC 3011 | \$600,000 | 30-Oct-24 |
| 502/99 DONALD STREET FOOTSCRAY VIC 3011  | \$595,000 | 21-Jan-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 April 2026



**203/61 DROOP STREET  
FOOTSCRAY VIC 3011**

3 2 2

Sold Price

**\$600,000**

Sold Date **06-Aug-25**

Distance

**0.16km**



**107/250 BARKLY STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

Sold Date **30-Oct-24**

Distance

**0.21km**



**502/99 DONALD STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

**\$595,000**

Sold Date **21-Jan-25**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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