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	56 Liverpool Street, Footscray Vic 3011

Indicative selling price

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

Range between $930,000 & $1,020,000

Median sale price

Median price $1,013,000 Property Type House Suburb Footscray

Period - From 01/01/2024 to 31/12/2024 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	1/68 Richelieu St MAIDSTONE 3012	$925,000	01/12/2024
2	8 Warleigh Rd WEST FOOTSCRAY 3012	$952,000	29/11/2024
3	10 Beech St FOOTSCRAY 3011	$1,050,000	05/10/2024

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: 10/02/2025 11:56

56 Liverpool Street, Footscray Vic 3011



Property Type:
Agent Comments

Indicative Selling Price
$930,000 - $1,020,000
Median House Price
Year ending December 2024: $1,013,000

Comparable Properties



1/68 Richelieu St MAIDSTONE 3012 (REI/VG)

3 2 1

Price: $925,000
Method: Private Sale
Date: 01/12/2024
Property Type: House
Land Size: 307 sqm approx

Agent Comments



8 Warleigh Rd WEST FOOTSCRAY 3012 (REI/VG)

3 3 1

Price: $952,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: Townhouse (Res)
Land Size: 117 sqm approx

Agent Comments



10 Beech St FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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