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	17 Newman Drive, Footscray Vic 3011

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $730,000 Property Type Townhouse Suburb Footscray

Period - From 05/09/2024 to 04/09/2025 Source Property Data

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.

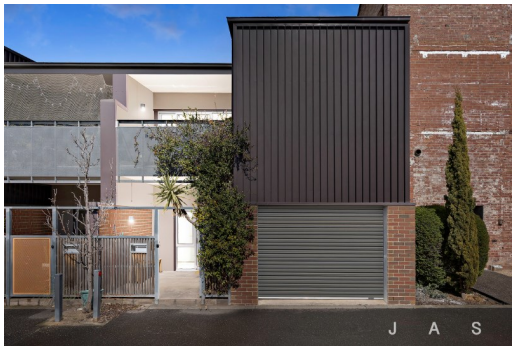
	Address of comparable property	Price	Date of sale
1	3 Hartman Wlk FOOTSCRAY 3011	$800,000	30/06/2025
2	3/30 Market St WEST FOOTSCRAY 3012	$695,000	30/06/2025
3	13 Newman Dr FOOTSCRAY 3011	$766,000	07/06/2025

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: 05/09/2025 14:29

17 Newman Drive, Footscray Vic 3011



2 1 1

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Townhouse Price
05/09/2024 - 04/09/2025: $730,000

Comparable Properties

3 Hartman Wlk FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 30/06/2025
Property Type: Townhouse (Res)
Land Size: 127 sqm approx

Agent Comments



3/30 Market St WEST FOOTSCRAY 3012 (REI/VG)

2 2 1

Price: $695,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)

Agent Comments



13 Newman Dr FOOTSCRAY 3011 (REI)

2 1 1

Price: $766,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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