

# 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 6/30 Clive Street, West Footscray Vic 3012

### Indicative selling price

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

Range between \$730,000 & \$770,000

### Median sale price

Median price \$687,000 Property Type Townhouse Suburb West Footscray

Period - From 13/01/2025 to 12/01/2026 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	21 Swan St FOOTSCRAY 3011	\$820,000	08/11/2025
2	17 Newman Dr FOOTSCRAY 3011	\$751,000	11/10/2025
3	1b Huntly St FOOTSCRAY 3011	\$795,000	09/10/2025

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: 13/01/2026 11:52



2   2   1

**Rooms:** 3  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$730,000 - \$770,000  
**Median Townhouse Price**  
 13/01/2025 - 12/01/2026: \$687,000

## Comparable Properties



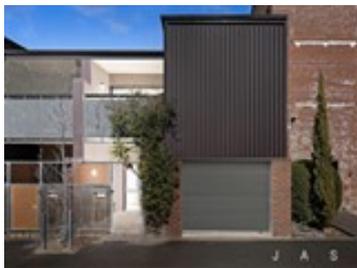
**21 Swan St FOOTSCRAY 3011 (REI/VG)**

2   2   1

**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 103 sqm approx

Agent Comments

Two bedroom, two bathroom property. Smaller and no garage, but on its own title



**17 Newman Dr FOOTSCRAY 3011 (REI/VG)**

2   1   1

**Price:** \$751,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** Townhouse (Res)

Agent Comments

Reverse living two bedroom, one bathroom townhouse. Has a lock up garage and one less bathroom.

**1b Huntly St FOOTSCRAY 3011 (VG)**

2   -   -

**Price:** \$795,000  
**Method:** Sale  
**Date:** 09/10/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 58 sqm approx

Agent Comments

Two bedroom, two bathroom townhouse over three levels, has a lock-up garage. Smaller living area, but is street fronting.

Account - Jas Stephens - Yarraville | P: 03 93169000