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	1/32 Liverpool Street, Footscray Vic 3011

Indicative selling price

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

Single price $785,000

Median sale price

Median price $997,000 Property Type House Suburb Footscray

Period - From 01/04/2026 to 30/06/2026 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	254c Nicholson St SEDDON 3011	$772,500	19/09/2026
2	3/36 Glamis Rd WEST FOOTSCRAY 3012	$700,000	10/09/2026
3	1/30 Clive St WEST FOOTSCRAY 3012	$765,000	16/05/2026

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: 01/10/2026 10:01

1/32 Liverpool Street, Footscray Vic 3011



2 1 0

Property Type: Townhouse (Single)
Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price
$785,000
Median House Price
June quarter 2026: $997,000

Comparable Properties



254c Nicholson St SEDDON 3011 (REI)

2 2 1

Price: $772,500
Method: Auction Sale
Date: 19/09/2026
Property Type: Townhouse (Res)

Agent Comments

This property was selected as a comparable as it has the same number of bedrooms as the subject property.



3/36 Glamis Rd WEST FOOTSCRAY 3012 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 10/09/2026
Property Type: Townhouse (Single)
Land Size: 109 sqm approx

Agent Comments

This property was selected as a comparable as it has the same number of bedrooms as the subject property.



1/30 Clive St WEST FOOTSCRAY 3012 (REI)

2 2 2

Price: $765,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)

Agent Comments

This property was selected as a comparable as it has the same number of bedrooms as the subject property. This property also had similar internal size of 111sqm

Account - Jas Stephens - Yarraville | P: 03 93169000

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