

## 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

115A CRESWICK STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$749,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 36C DUDLEY STREET FOOTSCRAY VIC 3011   | \$725,000 | 17-May-25 |
| 6 JOHN STREET SEDDON VIC 3011          | \$730,000 | 22-Feb-25 |
| 42A ADELAIDE STREET FOOTSCRAY VIC 3011 | \$767,000 | 01-Mar-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: 26 June 2025



**36C DUDLEY STREET FOOTSCRAY VIC 3011** Sold Price <sup>RS</sup> **\$725,000** Sold Date **17-May-25**  
Distance **0.74km**

2 2 -



**6 JOHN STREET SEDDON VIC 3011** Sold Price **\$730,000** Sold Date **22-Feb-25**  
Distance **0.57km**

2 1 1



**42A ADELAIDE STREET FOOTSCRAY VIC 3011** Sold Price **\$767,000** Sold Date **01-Mar-25**  
Distance **0.41km**

2 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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