

## 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

70 SWAN STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Footscray

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

33 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$1,465,000	31-May-25
42 PALMERSTON STREET WEST FOOTSCRAY VIC 3012	\$1,450,000	12-Jun-25
84 CRESWICK STREET FOOTSCRAY VIC 3011	\$1,449,000	05-Jul-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: 10 October 2025

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### 33 STANHOPE STREET WEST FOOTSCRAY VIC 3012

 3  2  4

Sold Price **\$1,465,000** Sold Date **31-May-25**

Distance **1.43km**



### 42 PALMERSTON STREET WEST FOOTSCRAY VIC 3012

 3  2  2

Sold Price **\$1,450,000** Sold Date **12-Jun-25**

Distance **1.65km**



### 84 CRESWICK STREET FOOTSCRAY VIC 3011

 4  2  2

Sold Price **\$1,449,000** Sold Date **05-Jul-25**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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