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	5/77 HYDE STREET FOOTSCRAY VIC 3011

Indicative selling price

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

Single Price	$900,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$927,500	Property type	Other	Suburb	Footscray
Period-from	01 Jul 2025	to	30 Jun 2026	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
4/77 HYDE STREET FOOTSCRAY VIC 3011	$880,000	29-Mar-26
8/5 SALTRIVER PLACE FOOTSCRAY VIC 3011	$875,000	02-May-26
39 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011	$950,000	18-Apr-26

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: 08 July 2026

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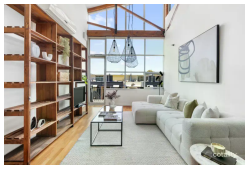


4/77 HYDE STREET FOOTSCRAY VIC 3011

3 3 1

Sold Price **$880,000** Sold Date **29-Mar-26**

Distance **0km**



8/5 SALTRIVER PLACE FOOTSCRAY VIC 3011

3 2 2

Sold Price **$875,000** Sold Date **02-May-26**

Distance **0.82km**



39 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011

3 2 2

Sold Price **$950,000** Sold Date **18-Apr-26**

Distance **1.73km**

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

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