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	60 Macpherson Street, Footscray Vic 3011

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,013,000 Property Type House Suburb Footscray

Period - From 01/01/2024 to 31/12/2024 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	18 James St SEDDON 3011	$1,225,000	12/02/2025
2	19 Henry St SEDDON 3011	$1,365,000	08/02/2025
3	23 Queensville St KINGSVILLE 3012	$1,285,000	22/11/2024

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: 17/02/2025 19:55

60 Macpherson Street, Footscray Vic 3011

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3 1 3

Rooms: 5
Property Type: House
Land Size: 395 sqm approx

Agent Comments

Renovated single front offering 3 bed, 1 bath & 3 car.

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2024: $1,013,000

Comparable Properties



18 James St SEDDON 3011 (REI)

2 1 -

Price: $1,225,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House

Agent Comments

Offers 1 less bed & no parking.



19 Henry St SEDDON 3011 (REI)

3 1 -

Price: $1,365,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 264 sqm approx

Agent Comments

On smaller land with no parking.



23 Queensville St KINGSVILLE 3012 (REI/VG)

3 1 1

Price: $1,285,000
Method: Sold Before Auction
Date: 22/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

Less off street parking located on the fringe of Seddon.

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