45 Shepherd Street, Footscray Vic 3011



3 Bed 1 Bath - Car
Property Type: House (Res)
Land Size: 250 sqm approx
Indicative Selling Price
$855,000
Median House Price
Year ending December 2024:
$1,013,000

Comparable Properties



14 White Street, Footscray 3011 (REI/VG)
3 Bed 1 Bath - Car
Price: $890,000
Method: Sold Before Auction
Date: 17/12/2024
Property Type: House (Res)
Land Size: 158 sqm approx
Agent Comments: Period home, superior condition. Inferior land size.



1 Federal Street, Footscray 3011 (REI/VG)
3 Bed 1 Bath 2 Car
Price: $841,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 250 sqm approx
Agent Comments: Period home, superior accommodation, comparable condition.



6 Essex Street, Footscray 3011 (REI)
4 Bed 1 Bath - Car
Price: $850,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Agent Comments: Period home, superior accommodation, comparable condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	45 Shepherd Street, Footscray Vic 3011

Indicative selling price

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

Single price	$855,000

Median sale price

Median price	$1,013,000	House	x	Suburb	Footscray
Period - From	01/01/2024	to	31/12/2024	Source	REIV

Comparable property sales

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
14 White Street, FOOTSCRAY 3011	$890,000	17/12/2024
1 Federal Street, FOOTSCRAY 3011	$841,000	14/12/2024
6 Essex Street, FOOTSCRAY 3011	$850,000	25/11/2024

This Statement of Information was prepared on: 31/03/2025 11:19

This guide must not be taken as legal advice.