

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

1005/1 JOSEPH ROAD 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

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2024

to

30 Nov 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

2306/6 JOSEPH ROAD FOOTSCRAY VIC 3011

\$615,000

09-Dec-25

1004/6 JOSEPH ROAD FOOTSCRAY VIC 3011

\$595,000

20-Jun-25

705/8 JOSEPH ROAD FOOTSCRAY VIC 3011

\$580,000

22-Sep-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: 15 December 2025


**2306/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2
  2
  1

Sold Price

^{RS}
\$615,000

Sold Date **09-Dec-25**

Distance

0.11km

**1004/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2
  2
  1

Sold Price

\$595,000

Sold Date **20-Jun-25**

Distance

0.11km

**705/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2
  2
  1

Sold Price

\$580,000

Sold Date **22-Sep-25**

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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