

# 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

1205/4 JOSEPH ROAD 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

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

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

4/9 SYDNEY STREET FOOTSCRAY VIC 3011	\$415,000	22-Jul-25
1008/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$430,000	13-Jun-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: 02 October 2025

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**4/9 SYDNEY STREET FOOTSCRAY  
VIC 3011**

Sold Price

**\$415,000**

Sold Date

**22-Jul-25**


1



1



1

Distance

**1.95km**

**1008/2 JOSEPH ROAD  
FOOTSCRAY VIC 3011**

Sold Price

**\$430,000**

Sold Date

**13-Jun-25**


1



1



1

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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