

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

1502B/4 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2024

to

31 Jul 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

1008/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$430,000	13-Jun-25
14G/71 HENRY STREET KENSINGTON VIC 3031	\$410,000	17-Jun-25
5/7-9 RANKINS ROAD KENSINGTON VIC 3031	\$415,000	16-Jul-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: 13 August 2025

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

1 1 1

Sold Price **\$430,000** Sold Date **13-Jun-25**Distance **0.01km**
**14G/71 HENRY STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$410,000** Sold Date **17-Jun-25**Distance **1.49km**
**5/7-9 RANKINS ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price ^{RS} **\$415,000** Sold Date **16-Jul-25**Distance **2.31km****RS** = Recent sale**UN** = Undisclosed Sale

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