

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

202/5 Joseph Road, Footscray Vic 3011

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Footscray

Period - From 01/10/2024 to 30/09/2025 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	1106/5 Joseph Rd FOOTSCRAY 3011	\$515,000	23/10/2025
2	1310/4 Joseph Rd FOOTSCRAY 3011	\$485,000	18/09/2025
3	2001/5 Joseph Rd FOOTSCRAY 3011	\$550,000	26/06/2025

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:

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Christy Liden
0431 110 993
christy@whitefoxrealestate.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
Year ending September 2025: \$460,000

Comparable Properties



1106/5 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 23/10/2025
Property Type: Unit

1310/4 Joseph Rd FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 18/09/2025
Property Type: Strata Unit/Flat



2001/5 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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