

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

2103/5 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2024

to

31 Aug 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

2/14-16 HERBERT STREET FOOTSCRAY VIC 3011	825000	13-Mar-25
1007/94 BUCKLEY STREET FOOTSCRAY VIC 3011	805000	20-Aug-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: 08 September 2025


**2/14-16 HERBERT STREET
FOOTSCRAY VIC 3011**
 3  2  1

 Sold Price **825000** Sold Date **13-Mar-25**

 Distance **1.37km**

**1007/94 BUCKLEY STREET
FOOTSCRAY VIC 3011**
 3  2  2

 Sold Price ^{RS} **805000** Sold Date **20-Aug-25**

 Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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