

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

2304/6 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

\$590,000

&

\$640,000

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

1701/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$610,000	24-Jun-25
1805/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$615,000	29-May-25
505A/48 COWPER STREET FOOTSCRAY VIC 3011	\$620,000	17-May-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: 29 August 2025



1701/8 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$610,000

Sold Date

24-Jun-25

 2

 2

 1

Distance

0km



1805/6 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$615,000

Sold Date

29-May-25

 2

 2

 1

Distance

0km



505A/48 COWPER STREET FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date

17-May-25

 2

 1

 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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