

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

307/2 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2025

to

31 Aug 2026

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

1506/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$540,000	18-Jul-26
2307/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	10-Jun-26
202/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$535,000	09-Mar-26

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 September 2026



1506/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$540,000** Sold Date **18-Jul-26**

Distance **0.13km**



2307/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$590,000** Sold Date **10-Jun-26**

Distance **0km**



202/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$535,000** Sold Date **09-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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