

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

401/1 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

\$500,000

&

\$550,000

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

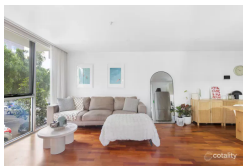
Date of sale

110/21 MORELAND STREET FOOTSCRAY VIC 3011	\$490,000	12-Jun-25
21/53 WHITEHALL STREET FOOTSCRAY VIC 3011	\$495,000	21-May-25
132/77 HOBSONS ROAD KENSINGTON VIC 3031	\$505,000	09-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: 04 September 2025



110/21 MORELAND STREET
FOOTSCRAY VIC 3011

2 1 1

Sold Price ^{RS} \$490,000 Sold Date 12-Jun-25

Distance 0.22km

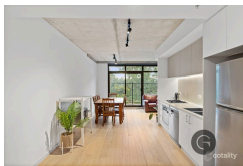


21/53 WHITEHALL STREET
FOOTSCRAY VIC 3011

2 1 1

Sold Price \$495,000 Sold Date 21-May-25

Distance 0.55km



132/77 HOBSONS ROAD
KENSINGTON VIC 3031

2 1 1

Sold Price \$505,000 Sold Date 09-May-25

Distance 0.82km

RS = Recent sale UN = Undisclosed Sale

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