

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

506/8 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2024

to

31 Oct 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

507/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$660,000	14-Jul-25
1009/1 JOSEPH ROAD FOOTSCRAY VIC 3011	\$661,000	30-May-25
206/1 MORELAND STREET FOOTSCRAY VIC 3011	\$665,000	12-Jun-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: 05 November 2025



**507/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$660,000

Sold Date

14-Jul-25

2

2

-

Distance

0km



**1009/1 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$661,000

Sold Date

30-May-25

2

2

1

Distance

0.11km



**206/1 MORELAND STREET
FOOTSCRAY VIC 3011**

Sold Price

\$665,000

Sold Date

12-Jun-25

2

2

2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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