

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

601/1 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2025

to

31 Jan 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

1904/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$483,000	06-Oct-25
2210/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$485,000	07-Nov-25
1106/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$515,000	28-Oct-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: 19 February 2026


**1904/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**
 2
  2
  1

Sold Price

\$483,000

 Sold Date **06-Oct-25**

Distance

0km

**2210/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**
 2
  2
  1

Sold Price

\$485,000

 Sold Date **07-Nov-25**

Distance

0km

**1106/5 JOSEPH ROAD FOOTSCRAY
VIC 3011**
 2
  2
  1

Sold Price

\$515,000

 Sold Date **28-Oct-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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