

## 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

612/4 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2024

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1104/2 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$535,000 | 21-Jun-25 |
| 2001/5 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$550,000 | 26-Jun-25 |
| 905/8 JOSEPH ROAD FOOTSCRAY VIC 3011  | \$545,000 | 19-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: 08 October 2025



**1104/2 JOSEPH ROAD FOOTSCRAY VIC 3011**

Sold Price

**\$535,000**

Sold Date

**21-Jun-25**

 2

 2

 1

Distance

**0km**



**2001/5 JOSEPH ROAD FOOTSCRAY VIC 3011**

Sold Price

**\$550,000**

Sold Date

**26-Jun-25**

 2

 2

 1

Distance

**0.11km**



**905/8 JOSEPH ROAD FOOTSCRAY VIC 3011**

Sold Price

**\$545,000**

Sold Date

**19-Jun-25**

 2

 2

 1

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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