

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

705/6 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

\$600,000

&

\$650,000

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

603/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$560,000	21-Jul-25
501/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	01-Nov-24
1009/1 JOSEPH ROAD FOOTSCRAY VIC 3011	\$661,000	30-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: 19 October 2025

The Square.

Dongye Li

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**603/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$560,000

Sold Date

21-Jul-25

 2

 2

 1

Distance

0km



**501/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$630,000

Sold Date

01-Nov-24

 2

 2

 1

Distance

0km



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

Sold Price

\$661,000

Sold Date

30-May-25

 2

 2

 1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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