

## 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

902/5 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2024

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2001/5 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$550,000 | 26-Jun-25 |
| 603/2 JOSEPH ROAD FOOTSCRAY VIC 3011  | \$560,000 | 21-Jul-25 |
| 1004/6 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$595,000 | 20-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: 26 August 2025


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

 2
  2
  1

Sold Price

**\$550,000**

Sold Date

**26-Jun-25**

Distance

**0km**

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

 2
  2
  1

Sold Price

**\$560,000**

Sold Date

**21-Jul-25**

Distance

**0.11km**

**1004/6 JOSEPH ROAD  
FOOTSCRAY VIC 3011**

 2
  2
  1

Sold Price

**\$595,000**

Sold Date

**20-Jun-25**

Distance

**0.11km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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