

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

1507/5 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

\$410,000

&

\$430,000

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

2407/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$400,000	03-Apr-25
1203/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$418,000	13-Mar-25
1008/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$430,000	13-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: 07 August 2025


**2407/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

\$400,000

Sold Date

03-Apr-25

Distance

0km

**1203/4 JOSEPH ROAD
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

\$418,000

Sold Date

13-Mar-25

Distance

0.11km

**1008/2 JOSEPH ROAD
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

\$430,000

Sold Date

13-Jun-25

Distance

0.11km

**1003/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

\$405,000

Sold Date

30-May-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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