

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

1207/8 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

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 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

1804/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$616,000	24-Feb-26
1409/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$631,000	28-Oct-25
1803/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	13-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: 05 March 2026



1804/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$616,000** Sold Date **24-Feb-26**

Distance **0km**



1409/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$631,000** Sold Date **28-Oct-25**

Distance **0.11km**



1803/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$630,000** Sold Date **13-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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