

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 (*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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