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	1005/1 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Footscray
Period-from	01 Feb 2025	to	31 Jan 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
1304/5 JOSEPH ROAD FOOTSCRAY VIC 3011	$560,000	13-Sep-25
906/5 JOSEPH ROAD FOOTSCRAY VIC 3011	$535,000	24-Dec-25
202/7 JOSEPH ROAD FOOTSCRAY VIC 3011	$506,000	19-Dec-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 February 2026

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1304/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$560,000** Sold Date **13-Sep-25**

Distance **0km**



906/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 -

Sold Price **$535,000** Sold Date **24-Dec-25**

Distance **0km**



202/7 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 -

Sold Price RS **$506,000** Sold Date **19-Dec-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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