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	2306/6 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	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Footscray
Period-from	01 Nov 2024	to	31 Oct 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
507/8 JOSEPH ROAD FOOTSCRAY VIC 3011	$660,000	14-Jul-25
2304/6 JOSEPH ROAD FOOTSCRAY VIC 3011	$615,000	19-Sep-25
1701/8 JOSEPH ROAD FOOTSCRAY VIC 3011	$610,000	24-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: 11 November 2025

CONSUMER AFFAIRS VICTORIA

11.11.25

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507/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 -

Sold Price **$660,000** Sold Date **14-Jul-25**

Distance **0km**



2304/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$615,000** Sold Date **19-Sep-25**

Distance **0km**



1701/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$610,000** Sold Date **24-Jun-25**

Distance **0km**

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

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