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	$630,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$455,000	Property type	Unit	Suburb	Footscray
Period-from	01 Apr 2025	to	31 Mar 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
205/8 JOSEPH ROAD FOOTSCRAY VIC 3011	$625,000	15-Feb-26
2306/6 JOSEPH ROAD FOOTSCRAY VIC 3011	$615,000	28-Nov-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: 30 April 2026

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1804/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$616,000** Sold Date **24-Feb-26**

Distance **0km**



205/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$625,000** Sold Date **15-Feb-26**

Distance **0km**



2306/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$615,000** Sold Date **28-Nov-25**

Distance **0km**

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

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