

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

1005/8 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,100

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

1206/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$588,000	12-Dec-25
205/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$625,000	15-Feb-26
506/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$671,000	06-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: 30 March 2026



1206/6 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price **\$588,000** Sold Date **12-Dec-25**

2 2 -

Distance **0km**



205/8 JOSEPH ROAD FOOTSCRAY VIC 3011

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

2 2 1

Distance **0km**



506/8 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price **\$671,000** Sold Date **06-Dec-25**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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