

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

1107/5 Joseph Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Footscray

Period - From 01/10/2025

to 31/12/2025

Source REIV

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 six 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
1	1101/4 Joseph Rd FOOTSCRAY 3011	\$410,000	06/02/2026
2	1502/4 Joseph Rd FOOTSCRAY 3011	\$410,000	08/12/2025
3	1507/5 Joseph Rd FOOTSCRAY 3011	\$410,000	13/11/2025

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 six months.~~

This Statement of Information was prepared on:

01/04/2026 12:17



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2025: \$490,000

Comparable Properties

1101/4 Joseph Rd FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$410,000
Method: Sale
Date: 06/02/2026
Property Type: Strata Unit/Flat

1502/4 Joseph Rd FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$410,000
Method: Sale
Date: 08/12/2025
Property Type: Strata Unit/Flat

1507/5 Joseph Rd FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$410,000
Method: Sale
Date: 13/11/2025
Property Type: Strata Unit/Flat