

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

1302/5 Joseph Road, Footscray Vic 3011

Indicative selling price

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

Range between \$540,000

&

\$580,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Footscray

Period - From 01/04/2025

to 31/03/2026

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	1005/1 Joseph Rd FOOTSCRAY 3011	\$550,000	12/03/2026
2	1804/6 Joseph Rd FOOTSCRAY 3011	\$616,000	25/02/2026
3	205/8 Joseph Rd FOOTSCRAY 3011	\$625,000	15/02/2026

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:

16/04/2026 14:44



Property Type: Apartment

Agent Comments

Modern apartment on Joseph Rd

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

Year ending March 2026: \$465,000

Comparable Properties



1005/1 Joseph Rd FOOTSCRAY 3011 (REI/VG)



Price: \$550,000

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment

Agent Comments

Comparable location and accommodation



1804/6 Joseph Rd FOOTSCRAY 3011 (REI/VG)



Price: \$616,000

Method: Private Sale

Date: 25/02/2026

Property Type: Apartment

Agent Comments

Comparable location and accommodation



205/8 Joseph Rd FOOTSCRAY 3011 (REI/VG)



Price: \$625,000

Method: Private Sale

Date: 15/02/2026

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable location and accommodation