

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

1802/8 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,100

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

506/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$671,000	06-Dec-25
1803/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	13-Oct-25
205/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$625,000	15-Feb-26

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: 02 April 2026



506/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$671,000** Sold Date **06-Dec-25**

 2  2  1

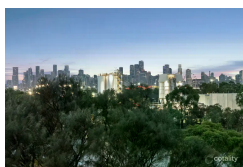
Distance **0km**



1803/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$630,000** Sold Date **13-Oct-25**

 2  2  1

Distance **0km**



205/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$625,000** Sold Date **15-Feb-26**

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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