

## 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

1901/8 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2025

to

31 May 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

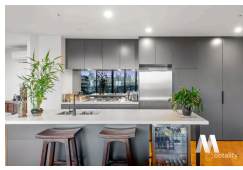
|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 408/8 JOSEPH ROAD FOOTSCRAY VIC 3011    | \$880,000   | 20-May-26 |
| 146 KENSINGTON ROAD KENSINGTON VIC 3031 | \$995,000   | 02-May-26 |
| 9/58 BATEMAN ROAD KENSINGTON VIC 3031   | \$1,095,000 | 13-Mar-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 June 2026

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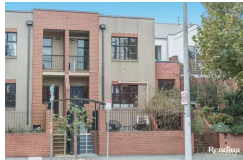


**408/8 JOSEPH ROAD FOOTSCRAY VIC 3011**

Sold Price <sup>RS</sup> **\$880,000** Sold Date **20-May-26**

 3  2  2

Distance **0km**



**146 KENSINGTON ROAD KENSINGTON VIC 3031**

Sold Price <sup>RS</sup> **\$995,000** Sold Date **02-May-26**

 3  2  2

Distance **0.93km**



**9/58 BATEMAN ROAD KENSINGTON VIC 3031**

Sold Price **\$1,095,000** Sold Date **13-Mar-26**

 4  3  2

Distance **0.79km**

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

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