

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

304/8 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

\$830,000

&

\$910,000

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	\$840,000	20-May-26
2103/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$845,000	17-Oct-25
606/1 WARDE STREET FOOTSCRAY VIC 3011	\$879,000	08-Apr-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: 19 June 2026

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408/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

^{RS} **\$840,000** Sold Date **20-May-26**

 3  2  2

Distance **0km**



2103/5 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price **\$845,000** Sold Date **17-Oct-25**

 3  2  2

Distance **0.11km**



606/1 WARDE STREET FOOTSCRAY VIC 3011

Sold Price **\$879,000** Sold Date **08-Apr-25**

 3  2  1

Distance **0.22km**

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

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