

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

603/4 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

\$395,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2025

to

31 Aug 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

707/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	14-Jul-26
1002/4 JOSEPH ROAD FOOTSCRAY VIC 3011	-	24-Aug-26
1407/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$420,000	27-Apr-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: 03 September 2026



707/6 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$415,000** Sold Date **14-Jul-26**

1 1 1

Distance **0km**



1002/4 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

^{RS UN} **\$415,000** Sold Date **24-Aug-26**

1 1 1

Distance **0km**



1407/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011

Sold Price

\$420,000 Sold Date **27-Apr-26**

1 - -

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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