

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

706/6 Joseph Road, Footscray Vic 3011

Indicative selling price

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

Range between \$690,000

&

\$710,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Footscray

Period - From 01/01/2026

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	1109/1 Joseph Rd FOOTSCRAY 3011	\$671,000	10/12/2025
2	603/1 Warde St FOOTSCRAY 3011	\$775,500	09/12/2025
3	506/8 Joseph Rd FOOTSCRAY 3011	\$671,000	06/12/2025

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:

26/05/2026 11:55



2
 2
 1

Property Type: Apartment

Agent Comments

2 bedroom, 2 bathroom apartment, Large wrap-around outdoor terrace facilities including heated Pool, Gym, Sauna, Steam Room, Yoga Room, Rooftop BBQ with City Views, dining rooms & Melbourne's Infamous Maribyrnong River Trail.

Indicative Selling Price

\$690,000 - \$710,000

Median Unit Price

March quarter 2026: \$465,000

Comparable Properties

1109/1 Joseph Rd FOOTSCRAY 3011 (VG)

2
 -
 -

Price: \$671,000

Method: Sale

Date: 10/12/2025

Property Type: Strata Unit/Flat

Agent Comments

Compact balcony space and inferior kitchen layout/finish.

603/1 Warde St FOOTSCRAY 3011 (VG)

2
 -
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Price: \$775,500

Method: Sale

Date: 09/12/2025

Property Type: Strata Unit/Flat

Agent Comments

Newer complex with superior building facilities and contemporary finishes



506/8 Joseph Rd FOOTSCRAY 3011 (REI/VG)

2
 2
 1

Price: \$671,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment

Agent Comments

Compact balcony space and inferior kitchen layout/finish.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555