

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

806/6 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

\$595,000

&

\$625,000

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

913/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$602,000	15-Jan-25
1401/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$606,000	20-Jan-25
805/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$650,000	12-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: 11 June 2026

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913/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$602,000** Sold Date **15-Jan-25**
Distance **0km**
2 2 1



1401/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$606,000** Sold Date **20-Jan-25**
Distance **0km**
2 2 1



805/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$650,000** Sold Date **12-Mar-26**
Distance **0km**
2 2 1

RS = Recent sale UN = Undisclosed Sale

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