

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

9/2 BALLARAT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2025

to

30 Jun 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

805/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$650,000	12-Mar-26
29 CIRQUE DRIVE FOOTSCRAY VIC 3011	\$600,000	12-May-26
30/31 MORELAND STREET FOOTSCRAY VIC 3011	\$605,000	13-May-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: 21 July 2026

EDWARD THOMAS

ESTATE AGENTS

Edward Thomas

P 9376 3322

M 0418 353 357

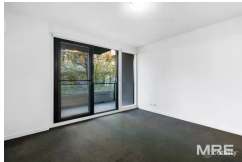
E ethomas@edwardthomas.com.au



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

 2  2  1

Distance **0.51km**



29 CIRQUE DRIVE FOOTSCRAY VIC 3011 Sold Price **\$600,000** Sold Date **12-May-26**

 2  1  1

Distance **1.18km**



30/31 MORELAND STREET FOOTSCRAY VIC 3011 Sold Price **\$605,000** Sold Date **13-May-26**

 2  1  2

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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