

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

606/2 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

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2025

to

31 Mar 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

1409/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$378,000	13-Aug-25
1205/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$372,000	05-Mar-26
1708/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$388,000	12-Dec-24

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: 29 April 2026



**1409/2 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$378,000** Sold Date **13-Aug-25**

Distance **0km**



**1205/4 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$372,000** Sold Date **05-Mar-26**

Distance **0km**



**1708/8 HALLENSTEIN STREET
 FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$388,000** Sold Date **12-Dec-24**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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