

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2803/6 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2307/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	10-Jun-26
607/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$570,000	09-Feb-26
1406/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$575,000	14-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 August 2026



**2307/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$590,000

Sold Date **10-Jun-26**

Distance

0km



**607/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$570,000

Sold Date **09-Feb-26**

Distance

0.13km



**1406/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

3 2 1

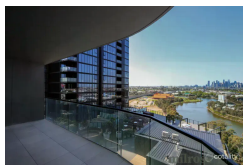
Sold Price

\$575,000

Sold Date **14-Mar-26**

Distance

0.13km



**1007/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

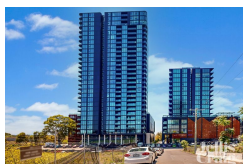
RS UN

Sold Date

11-Jul-26

Distance

0km



**1404/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$590,000

Sold Date

19-Jun-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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