

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

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

\$545,000

&

\$595,000

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

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 two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 July 2026



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

2 2 1

Sold Price

RS

\$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

RS = Recent sale

UN = Undisclosed Sale

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