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	602/6 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	$530,000	&	$580,000

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 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
603/2 JOSEPH ROAD FOOTSCRAY VIC 3011	$560,000	21-Jul-25
1210/2 JOSEPH ROAD FOOTSCRAY VIC 3011	$560,000	26-Mar-25
608/4 JOSEPH ROAD FOOTSCRAY VIC 3011	$600,000	04-Jul-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: 30 August 2026

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603/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **$560,000** Sold Date **21-Jul-25**

2 2 1 Distance **0km**



1210/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price Sold Date **26-Mar-25**

2 2 1 Distance **0km**



608/4 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **$600,000** Sold Date **04-Jul-26**

2 2 1 Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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