

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

401/1 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

138/77 HOBSONS ROAD KENSINGTON VIC 3031	\$535,000	22-Feb-25
237/77 HOBSONS ROAD KENSINGTON VIC 3031	\$540,000	27-Feb-25
502/99 DONALD STREET FOOTSCRAY VIC 3011	\$595,000	21-Jan-25

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: 12 June 2025



**138/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$535,000** Sold Date **22-Feb-25**

Distance **0.64km**



**237/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 -

Sold Price **\$540,000** Sold Date **27-Feb-25**

Distance **0.64km**



**502/99 DONALD STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$595,000** Sold Date **21-Jan-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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