

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

1310/4 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

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

2206/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

\$470,000

08-May-25

401/2 JOSEPH ROAD FOOTSCRAY VIC 3011

\$500,000

06-May-25

704/2 JOSEPH ROAD FOOTSCRAY VIC 3011

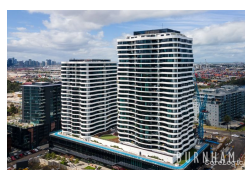
\$525,000

21-Feb-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: 19 June 2025



2206/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price

^{RS} **\$470,000** Sold Date **08-May-25**

Distance **0.11km**



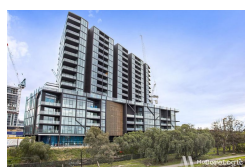
401/2 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

^{RS} **\$500,000** Sold Date **06-May-25**

Distance **0km**



704/2 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$525,000 Sold Date **21-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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