

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

612/4 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

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

1307/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$495,000	21-Jul-26
1011/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	17-Jun-26
1111/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$535,000	14-Apr-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: 04 August 2026



1307/4 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

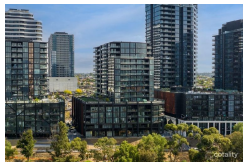
\$495,000

Sold Date

21-Jul-26

Distance

0km



1011/4 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$530,000

Sold Date

17-Jun-26

Distance

0km



1111/4 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$535,000

Sold Date

14-Apr-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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