

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

1502/6 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Footscray

Period-from

01 Feb 2025

to

31 Jan 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

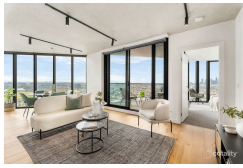
2304/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$615,000	19-Sep-25
2306/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$615,000	28-Nov-25
1803/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	13-Oct-25

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: 27 February 2026

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**2304/6 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$615,000** Sold Date **19-Sep-25**

Distance **0km**



**2306/6 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

 2  2  1

Sold Price Sold Date **28-Nov-25**

Distance **0km**



**1803/8 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$630,000** Sold Date **13-Oct-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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