

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

202/6 Joseph Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000

&

\$570,000

Median sale price

Median price \$460,000

Property Type Unit

Suburb Footscray

Period - From 01/10/2024

to 30/09/2025

Source REIV

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 six 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
1	1304/5 Joseph Rd FOOTSCRAY 3011	\$560,000	12/09/2025
2	603/2 Joseph Rd FOOTSCRAY 3011	\$560,000	21/07/2025
3	603/2 Joseph Rd FOOTSCRAY 3011	\$560,000	21/07/2025

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 six months.~~

This Statement of Information was prepared on:

05/01/2026 16:07



3 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$570,000
Median Unit Price
Year ending September 2025: \$460,000

Comparable Properties



1304/5 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000
Method: Private Sale
Date: 12/09/2025
Property Type: Apartment



603/2 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment



603/2 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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