

## 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  &

#### Median sale price

Median price	<input type="text" value="\$465,000"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Footscray"/>
Period - From	<input type="text" value="01/01/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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	101/2b Ballarat Rd FOOTSCRAY 3011	\$550,000	09/12/2025
2	1707/1 Warde St FOOTSCRAY 3011	\$551,000	26/11/2025
3	1304/5 Joseph Rd FOOTSCRAY 3011	\$560,000	12/09/2025

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:



2



2



1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$520,000 - \$560,000

**Median Unit Price**

Year ending December 2025: \$465,000

## Comparable Properties

**101/2b Ballarat Rd FOOTSCRAY 3011 (REI/VG)**

2



2



1

**Price:** \$550,000**Method:** Private Sale**Date:** 09/12/2025**Property Type:** Apartment

Agent Comments

**1707/1 Warde St FOOTSCRAY 3011 (REI/VG)**

2



2



1

**Price:** \$551,000**Method:** Private Sale**Date:** 26/11/2025**Property Type:** Apartment

Agent Comments

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

2



2



1

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

Agent Comments

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