

## 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

1907/5 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2025

to

30 Apr 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

119/77 HOBSONS ROAD KENSINGTON VIC 3031	\$596,000	11-Feb-26
2/70 DROOP STREET FOOTSCRAY VIC 3011	\$565,000	25-Feb-26
13/600 EPSOM ROAD FLEMINGTON VIC 3031	\$543,000	05-Mar-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: 11 May 2026



**119/77 HOBSONS ROAD  
KENSINGTON VIC 3031**

 2  
  2  
  1

Sold Price      **\$596,000**    Sold Date    **11-Feb-26**

Distance      **0.82km**



**2/70 DROOP STREET FOOTSCRAY  
VIC 3011**

 2  
  1  
  1

Sold Price      <sup>RS</sup> **\$565,000**    Sold Date    **25-Feb-26**

Distance      **1.2km**



**13/600 EPSOM ROAD  
FLEMINGTON VIC 3031**

 2  
  2  
  1

Sold Price      **\$543,000**    Sold Date    **05-Mar-26**

Distance      **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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