

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

606/2 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,100

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|--|-----------|-----------|
| 101/41 VICTORIA STREET FOOTSCRAY VIC 3011 | \$375,000 | 02-Mar-26 |
| 103/277-287 BARKLY STREET FOOTSCRAY VIC 3011 | \$400,000 | 10-Feb-26 |
| 514/1 WARDE STREET FOOTSCRAY VIC 3011 | \$380,000 | 09-Feb-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: 23 March 2026



**101/41 VICTORIA STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS} **\$375,000** Sold Date **02-Mar-26**

Distance **1.5km**



**103/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS} **\$400,000** Sold Date **10-Feb-26**

Distance **1.33km**



**514/1 WARDE STREET FOOTSCRAY
VIC 3011**

1 1 1

Sold Price ^{RS} **\$380,000** Sold Date **09-Feb-26**

Distance **0.22km**



**221/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

1 1 1

Sold Price Sold Date **22-Jan-26**

Distance **2.55km**



**704/2 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

1 - 1

Sold Price **\$405,000** Sold Date **23-Dec-25**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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