

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

1501/8 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2025

to

31 Jul 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

2307/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	10-Jun-26
1802/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$607,000	05-Jul-26
1404/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	19-Jun-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: 20 August 2026

Joshua Lowman

M 0439039447

E joshual@comptongreen.com.au



2307/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$590,000

Sold Date

10-Jun-26

Distance

0km



1802/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 -

Sold Price

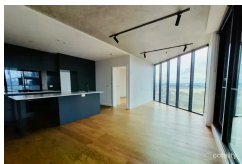
^{RS} **\$607,000**

Sold Date

05-Jul-26

Distance

0km



1404/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$590,000

Sold Date

19-Jun-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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