

## 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

1108/2 HALLENSTEIN STREET 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,500

Property type

Other

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

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

704/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$525,000	12-Apr-25
504/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$510,000	27-Feb-25
1701/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$610,000	04-Jul-25

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 July 2025



**704/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price

**\$525,000** Sold Date **12-Apr-25**

 2  2  1

Distance **0.06km**



**504/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price

**\$510,000** Sold Date **27-Feb-25**

 2  2  1

Distance **0.06km**



**1701/8 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price

<sup>RS</sup> **\$610,000** Sold Date **04-Jul-25**

 2  2  1

Distance **0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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