

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

1207/8 HALLENSTEIN STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2024

to

30 Sep 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

606/1 MORELAND STREET FOOTSCRAY VIC 3011	\$700,000	01-Sep-25
807/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$630,000	15-Sep-25
1504E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$655,000	25-Feb-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: 08 October 2025


**606/1 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price

RS

\$700,000

Sold Date

01-Sep-25

Distance

0.15km

**807/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price

RS

\$630,000

Sold Date

15-Sep-25

Distance

0km

**1504E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

3 2 -

Sold Price

\$655,000

Sold Date

25-Feb-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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