

## 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

2103/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1103/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$455,000	20-Jun-25
909/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$442,000	06-Mar-25
2206/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$470,000	08-May-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: 01 July 2025



**1103/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

<sup>RS</sup>

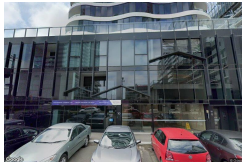
**\$455,000**

Sold Date

**20-Jun-25**

Distance

**0km**



**909/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

2 2 -

Sold Price

**\$442,000**

Sold Date

**06-Mar-25**

Distance

**0km**



**2206/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

**\$470,000**

Sold Date

**08-May-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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