

## 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

404E/1 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

\$638,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Other

Suburb

Footscray

Period-from

01 Sep 2024

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 608C/2 TANNERY WALK FOOTSCRAY VIC 3011  | \$600,000 | 21-May-25 |
| 1309E/6 TANNERY WALK FOOTSCRAY VIC 3011 | \$625,000 | 23-Jul-25 |
| 702D/4 TANNERY WALK FOOTSCRAY VIC 3011  | \$555,000 | 15-Aug-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: 25 September 2025

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608C/2 TANNERY WALK  
FOOTSCRAY VIC 3011

 3  2  1

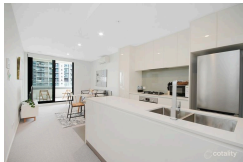
Sold Price **\$600,000** Sold Date **21-May-25**  
Distance **0km**



1309E/6 TANNERY WALK  
FOOTSCRAY VIC 3011

 3  2  1

Sold Price **\$625,000** Sold Date **23-Jul-25**  
Distance **0km**



702D/4 TANNERY WALK  
FOOTSCRAY VIC 3011

 3  2  1

Sold Price <sup>RS</sup> **\$555,000** Sold Date **15-Aug-25**  
Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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