

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

1601/8 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2025

to

31 Mar 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

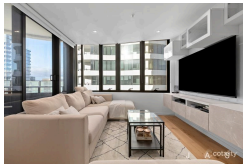
Date of sale

| | | |
|--|-----------|-----------|
| 1406/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011 | \$575,000 | 14-Mar-26 |
| 607/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011 | \$570,000 | 09-Feb-26 |
| 1005/1 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$550,000 | 25-Feb-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: 13 April 2026



**1406/8 HALLENSTEIN STREET
 FOOTSCRAY VIC 3011**

 3  2  1

Sold Price

^{RS} **\$575,000**

Sold Date **14-Mar-26**

Distance **0km**



**607/8 HALLENSTEIN STREET
 FOOTSCRAY VIC 3011**

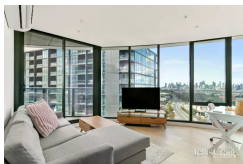
 2  2  1

Sold Price

\$570,000

Sold Date **09-Feb-26**

Distance **0km**



**1005/1 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

 1  2  1

Sold Price

\$550,000

Sold Date **25-Feb-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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