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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$460,000	&	$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Footscray
Period-from	01 Sep 2025	to	31 Aug 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
2310/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	$477,500	12-Apr-26
1110/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	$470,000	17-Apr-26
2107/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	$560,000	21-Apr-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: 23 September 2026

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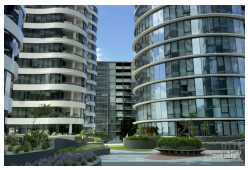

2310/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **$477,500** Sold Date **12-Apr-26**

Distance **0.04km**

1110/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

2 2 -

Sold Price **$470,000** Sold Date **17-Apr-26**

Distance **0.04km**

2107/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **$560,000** Sold Date **21-Apr-26**

Distance **0.04km**

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

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