

## 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

704/2 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

\$425,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 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

1203/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$418,000	13-Mar-25
2504/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$422,000	08-Jul-24
1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$430,000	22-Nov-24

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 June 2025



### 1203/4 JOSEPH ROAD FOOTSCRAY VIC 3011

 1
  1
  1

Sold Price **\$418,000** Sold Date **13-Mar-25**

Distance **0.14km**

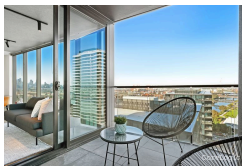


### 2504/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

 1
  1
  1

Sold Price **\$422,000** Sold Date **08-Jul-24**

Distance **0.05km**



### 1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011

 1
  1
  1

Sold Price **\$430,000** Sold Date **22-Nov-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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