

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

16/41 MORELAND 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2025

to

31 May 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

103/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$400,000	03-Feb-26
2302/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$392,000	24-Jan-26
514/1 WARDE STREET FOOTSCRAY VIC 3011	\$380,000	30-Jan-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: 05 June 2026



**103/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$400,000** Sold Date **03-Feb-26**

Distance **1.17km**



**2302/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$392,000** Sold Date **24-Jan-26**

Distance **0.29km**



**514/1 WARDE STREET FOOTSCRAY
VIC 3011**

 1  1  1

Sold Price **\$380,000** Sold Date **30-Jan-26**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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