

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

\$395,000

or range
between

&

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

704/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$405,000	23-Dec-25
103/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$400,000	03-Feb-26
704/2 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$405,000	23-Dec-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: 17 June 2026



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**704/2 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

^{RS} **\$405,000** Sold Date **23-Dec-25**

Distance **0.25km**



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

1 1 1

Sold Price

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

Distance **1.17km**



**704/2 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

1 - 1

Sold Price

\$405,000 Sold Date **23-Dec-25**

Distance **0.29km**

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

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