

## 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

202/39 RYAN STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$457,100

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2025

to

28 Feb 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

302E/1 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$332,000	26-Nov-25
303E/1 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$332,000	06-Jan-26
304E/1 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$332,000	26-Nov-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: 13 March 2026


**302E/1 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**
 1
  1
  -

Sold Price

**\$332,000**

 Sold Date **26-Nov-25**

 Distance **0.43km**

**303E/1 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**
 1
  1
  -

Sold Price

 Sold Date **06-Jan-26**

 Distance **0.43km**

**304E/1 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**
 1
  1
  -

Sold Price

 Sold Date **26-Nov-25**

 Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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