Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

22 HASTINGS STREET VENTNOR VIC 3922

Indicative selling price

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

Single Price \$730,000 & \$750,000	Single Price		or range between	\$730,000	&	\$750,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$850,000	Prop	erty type	type House		Suburb	Ventnor
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
16 RICHARDSON WAY VENTNOR VIC 3922	\$705,000	04-Jan-25
4 NAREEB COURT VENTNOR VIC 3922	\$730,000	30-Oct-25
2 ST ANDREWS DRIVE VENTNOR VIC 3922	\$670,000	23-May-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 November 2025

