

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

3/91 MARINE PARADE HASTINGS VIC 3915

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2024

to

30 Sep 2025

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

9A ALBERT STREET HASTINGS VIC 3915	\$550,000	17-Apr-25
2/8 ALBERT STREET HASTINGS VIC 3915	\$590,000	20-May-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 October 2025



9A ALBERT STREET HASTINGS VIC 3915 Sold Price **\$550,000** Sold Date **17-Apr-25**

 2  1  1

Distance **0.59km**



2/8 ALBERT STREET HASTINGS VIC 3915 Sold Price **\$590,000** Sold Date **20-May-25**

 2  1  2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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