

# 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

8/22 RANKIN ROAD HASTINGS VIC 3915

### 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

\$425,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hastings

Period-from

01 Nov 2024

to

31 Oct 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

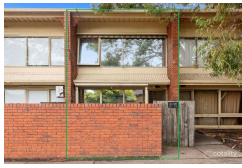
Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3/39 COOL STORE ROAD HASTINGS VIC 3915  | \$385,000 | 22-Jun-25 |
| 9/102 VICTORIA STREET HASTINGS VIC 3915 | \$490,000 | 01-Sep-25 |
| 4/119 VICTORIA STREET HASTINGS VIC 3915 | \$406,000 | 24-Sep-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: 07 November 2025



**3/39 COOL STORE ROAD  
HASTINGS VIC 3915**

2 1 1

Sold Price **\$385,000** Sold Date **22-Jun-25**

Distance **0.09km**



**9/102 VICTORIA STREET  
HASTINGS VIC 3915**

2 1 1

Sold Price <sup>RS</sup> **\$490,000** Sold Date **01-Sep-25**

Distance **0.3km**



**4/119 VICTORIA STREET HASTINGS  
VIC 3915**

2 1 1

Sold Price <sup>RS</sup> **\$406,000** Sold Date **24-Sep-25**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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