

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

8/59 ELIZABETH STREET 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

\$500,000

&

\$550,000

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

4/102 SALMON STREET HASTINGS VIC 3915	\$515,000	06-Aug-25
3/11 HODGINS ROAD HASTINGS VIC 3915	\$525,000	08-Sep-25
2/10 KINGFISHER COURT HASTINGS VIC 3915	\$580,000	06-Jul-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: 10 October 2025

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**4/102 SALMON STREET HASTINGS
VIC 3915**

 2  1  1

Sold Price

\$515,000

Sold Date **06-Aug-25**

Distance **0.64km**



**3/11 HODGINS ROAD HASTINGS
VIC 3915**

 2  1  1

Sold Price

^{RS} **\$525,000**

Sold Date **08-Sep-25**

Distance **1.09km**



**2/10 KINGFISHER COURT
HASTINGS VIC 3915**

 3  1  2

Sold Price

\$580,000

Sold Date **06-Jul-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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