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

OBrien Real Estate

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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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