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	2/46 VICTORIA 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	$571,000	Property type	Unit	Suburb	Hastings
Period-from	01 Jun 2025	to	31 May 2026	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
5/109 MARINE PARADE HASTINGS VIC 3915	$560,000	31-Mar-26
1/11 HODGINS ROAD HASTINGS VIC 3915	$550,000	03-Feb-26

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: 30 June 2026

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5/109 MARINE PARADE HASTINGS VIC 3915 Sold Price **$560,000** Sold Date **31-Mar-26**

2 1 1 Distance **0.58km**



1/11 HODGINS ROAD HASTINGS VIC 3915 Sold Price **$550,000** Sold Date **03-Feb-26**

2 1 1 Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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