

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

3/134 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

House

Suburb

Hastings

Period-from

01 May 2025

to

30 Apr 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

10/161 MARINE PARADE HASTINGS VIC 3915	\$555,000	02-Apr-26
3/102 SALMON STREET HASTINGS VIC 3915	\$540,000	11-Apr-26
5/109 MARINE PARADE HASTINGS VIC 3915	\$560,000	10-Apr-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: 05 May 2026



**10/161 MARINE PARADE HASTINGS
VIC 3915**

Sold Price

^{RS}

\$555,000

Sold Date

02-Apr-26

 2  1  1

Distance

0.47km



**3/102 SALMON STREET HASTINGS
VIC 3915**

Sold Price

\$540,000

Sold Date

11-Apr-26

 2  1  1

Distance

1.4km



**5/109 MARINE PARADE HASTINGS
VIC 3915**

Sold Price

^{RS}

\$560,000

Sold Date

10-Apr-26

 2  1  1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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