

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

3/1 MULLET 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Apr 2025

to

31 Mar 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

4/17 MCCALLUM STREET HASTINGS VIC 3915	\$415,000	07-Nov-25
3/119 VICTORIA STREET HASTINGS VIC 3915	\$412,000	26-Feb-26
6/22 RANKIN ROAD HASTINGS VIC 3915	\$490,000	18-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.~~

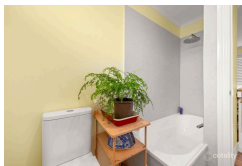
This Statement of Information was prepared on: 28 April 2026

**4/17 MCCALLUM STREET
HASTINGS VIC 3915**

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Sold Price **\$415,000** Sold Date **07-Nov-25**Distance **0.96km****3/119 VICTORIA STREET HASTINGS
VIC 3915**

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Sold Price **\$412,000** Sold Date **26-Feb-26**Distance **1.23km****6/22 RANKIN ROAD HASTINGS VIC
3915**

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Sold Price **\$490,000** Sold Date **18-Feb-26**Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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