

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

8/22 RANKIN ROAD 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

\$425,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hastings

Period-from

01 Nov 2024

to

31 Oct 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

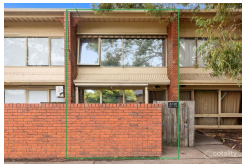
Date of sale

3/39 COOL STORE ROAD HASTINGS VIC 3915	\$385,000	22-Jun-25
9/102 VICTORIA STREET HASTINGS VIC 3915	\$490,000	01-Sep-25
4/119 VICTORIA STREET HASTINGS VIC 3915	\$406,000	24-Sep-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: 07 November 2025



**3/39 COOL STORE ROAD
HASTINGS VIC 3915**

2 1 1

Sold Price **\$385,000** Sold Date **22-Jun-25**

Distance **0.09km**



**9/102 VICTORIA STREET
HASTINGS VIC 3915**

2 1 1

Sold Price ^{RS} **\$490,000** Sold Date **01-Sep-25**

Distance **0.3km**



**4/119 VICTORIA STREET HASTINGS
VIC 3915**

2 1 1

Sold Price ^{RS} **\$406,000** Sold Date **24-Sep-25**

Distance **0.44km**

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

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