

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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Hastings

Period-from

01 Mar 2025

to

28 Feb 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

6/22 RANKIN ROAD HASTINGS VIC 3915	\$490,000	18-Feb-26
7/119 VICTORIA STREET HASTINGS VIC 3915	\$525,000	28-Jan-26
4/119 VICTORIA STREET HASTINGS VIC 3915	\$406,000	11-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 March 2026



6/22 RANKIN ROAD HASTINGS VIC 3915 Sold Price ^{RS} **\$490,000** Sold Date **18-Feb-26**

2 1 1

Distance **0km**



7/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price **\$525,000** Sold Date **28-Jan-26**

2 1 1

Distance **0.44km**



4/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price **\$406,000** Sold Date **11-Sep-25**

2 1 1

Distance **0.44km**

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

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