

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

2/93 SALMON 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

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

10/2 SKINNER STREET HASTINGS VIC 3915	\$795,000	14-Apr-25
2/63 SALMON STREET HASTINGS VIC 3915	\$685,000	25-Jun-25
2/107 SALMON STREET HASTINGS VIC 3915	\$715,000	29-Jul-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: 12 November 2025



10/2 SKINNER STREET HASTINGS VIC 3915

 3  2  2

Sold Price

\$795,000

Sold Date

14-Apr-25

Distance

0.22km



2/63 SALMON STREET HASTINGS VIC 3915

 2  2  2

Sold Price

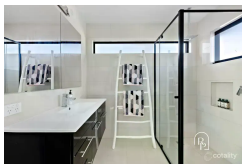
\$685,000

Sold Date

25-Jun-25

Distance

0.16km



2/107 SALMON STREET HASTINGS VIC 3915

 2  2  2

Sold Price

^{RS}
\$715,000

Sold Date

29-Jul-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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