

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

3/102 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2025

to

31 Dec 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

4/102 SALMON STREET HASTINGS VIC 3915	\$515,000	06-Aug-25
2/4 DOUGLAS STREET HASTINGS VIC 3915	\$551,000	12-Dec-25
9/102 VICTORIA STREET HASTINGS VIC 3915	\$490,000	18-Aug-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: 23 January 2026

**4/102 SALMON STREET HASTINGS
VIC 3915**

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Sold Price

\$515,000Sold Date **06-Aug-25**

Distance

0km**2/4 DOUGLAS STREET HASTINGS
VIC 3915**

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Sold Price

\$551,000Sold Date **12-Dec-25**

Distance

0.07km**9/102 VICTORIA STREET
HASTINGS VIC 3915**

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Sold Price

\$490,000Sold Date **18-Aug-25**

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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