

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

2/2 SKINNER 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

\$650,000

&

\$715,000

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

2/66 JAMES STREET HASTINGS VIC 3915	\$690,000	23-Oct-25
5/85 MARINE PARADE HASTINGS VIC 3915	\$690,000	20-Oct-25
1/97 MARINE PARADE HASTINGS VIC 3915	\$700,000	13-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.~~

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Katie Jones
 P 0359798833
 M 0437284449
 E katie.jones@obre.com.au



**2/66 JAMES STREET HASTINGS
 VIC 3915**

 3  2  2

Sold Price **\$690,000** Sold Date **23-Oct-25**

Distance **0.61km**



**5/85 MARINE PARADE HASTINGS
 VIC 3915**

 3  2  2

Sold Price

Sold Date **20-Oct-25**

Distance **1.21km**



**1/97 MARINE PARADE HASTINGS
 VIC 3915**

 3  2  2

Sold Price

\$700,000 Sold Date **13-Feb-26**

Distance **1.33km**

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

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