

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

3/12 ALBERT 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

\$655,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Hastings

Period-from

01 Sep 2025

to

31 Aug 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

3/4 LOMICA DRIVE HASTINGS VIC 3915	\$677,000	28-Mar-26
12 THE SHEEDY WAY HASTINGS VIC 3915	\$675,000	29-Apr-26
15/1A ANNETTE COURT HASTINGS VIC 3915	\$710,000	11-Jun-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.~~

This Statement of Information was prepared on: 14 September 2026



3/4 LOMICA DRIVE HASTINGS VIC 3915 Sold Price **\$677,000** Sold Date **28-Mar-26**

3 2 2

Distance **0.59km**



12 THE SHEEDY WAY HASTINGS VIC 3915 Sold Price **\$675,000** Sold Date **29-Apr-26**

3 2 2

Distance **1.2km**



15/1A ANNETTE COURT HASTINGS VIC 3915 Sold Price **\$710,000** Sold Date **11-Jun-26**

3 2 2

Distance **1.62km**

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

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