

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

1/40 PINWOOD DRIVE 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

\$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

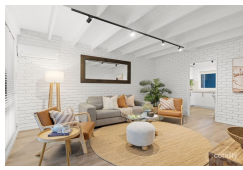
Date of sale

9/119 VICTORIA STREET HASTINGS VIC 3915	\$495,000	15-Jul-26
2/37 ELIZABETH STREET HASTINGS VIC 3915	\$500,000	23-Jul-26
4/102 VICTORIA STREET HASTINGS VIC 3915	\$500,000	02-Sep-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: 15 September 2026



9/119 VICTORIA STREET HASTINGS VIC 3915

 2  1  1

Sold Price

\$495,000

Sold Date

15-Jul-26

Distance

0.36km



2/37 ELIZABETH STREET HASTINGS VIC 3915

 2  1  1

Sold Price

\$500,000

Sold Date

23-Jul-26

Distance

1.03km



4/102 VICTORIA STREET HASTINGS VIC 3915

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date

02-Sep-26

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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