



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

ADDRESS AVAILABLE

Suburb & post
code

HASTINGS VICTORIA 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

\$880,000

\$920,000

Median sale price \$842,500 Real Estate.com.au March 2025-February 2026

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
35 Bilgola Street Hastings	\$881,000	Feb 2026
39 Melaleuca Drive, Hastings	\$900,000	Jan 2026
36 Michelle Drive, Hastings39	\$915,000	Dec 2025

This Statement of Information was prepared on: **05/03/2026**