

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

9 HODGINS ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Hastings

Period-from

01 Mar 2025

to

28 Feb 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

1D NICHOLAS COURT HASTINGS VIC 3915	\$552,000	09-Oct-25
7/161 MARINE PARADE HASTINGS VIC 3915	\$625,000	16-Jan-26
7/10 KINGFISHER COURT HASTINGS VIC 3915	\$560,000	04-Dec-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: 20 March 2026


**1D NICHOLAS COURT HASTINGS
VIC 3915**
 2  1  1

Sold Price

\$552,000

Sold Date

09-Oct-25

Distance

1.05km

**7/161 MARINE PARADE HASTINGS
VIC 3915**
 2  2  1

Sold Price

\$625,000

Sold Date

16-Jan-26

Distance

0.48km

**7/10 KINGFISHER COURT
HASTINGS VIC 3915**
 2  1  -

Sold Price

\$560,000

Sold Date

04-Dec-25

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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