



# 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](http://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
<b>35 Bilgola Street Hastings</b>	<b>\$881,000</b>	<b>Feb 2026</b>
<b>39 Melaleuca Drive, Hastings</b>	<b>\$900,000</b>	<b>Jan 2026</b>
<b>36 Michelle Drive, Hastings39</b>	<b>\$915,000</b>	<b>Dec 2025</b>

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