

## 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

3/25 DOUGLAS STREET HASTINGS VIC 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jun 2025

to

31 May 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

2/32 DOUGLAS STREET HASTINGS VIC 3915	\$595,444	12-May-26
1/1 NICHOLAS COURT HASTINGS VIC 3915	\$610,000	24-Dec-25
1/1 HERRING STREET HASTINGS VIC 3915	\$605,000	25-Apr-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: 12 June 2026



**2/32 DOUGLAS STREET HASTINGS  
VIC 3915**

 3  1  1

Sold Price

**\$595,444**

Sold Date **12-May-26**

Distance **0.08km**



**1/1 NICHOLAS COURT HASTINGS  
VIC 3915**

 3  1  1

Sold Price

**\$610,000**

Sold Date **24-Dec-25**

Distance **0.38km**



**1/1 HERRING STREET HASTINGS  
VIC 3915**

 3  1  1

Sold Price

**\$605,000**

Sold Date **25-Apr-26**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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