

## 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

169 COOLART ROAD 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

\$1,950,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,500

Property type

Land

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

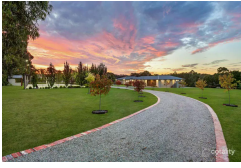
Date of sale

7 MAURANDRA CLOSE HASTINGS VIC 3915	\$2,400,000	10-May-26
4 CARPENTERS LANE NORTH HASTINGS VIC 3915	\$1,825,000	24-Feb-26
150 COOLART ROAD TUERONG VIC 3915	\$1,800,000	02-Jun-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: 24 June 2026

**7 MAURANDRA CLOSE HASTINGS  
VIC 3915**Sold Price <sup>RS</sup> **\$2,400,000** Sold Date **10-May-26**

🛏️ 4 🚿 2 🚗 2

Distance **0.76km****4 CARPENTERS LANE NORTH  
HASTINGS VIC 3915**Sold Price <sup>RS</sup> **\$1,825,000** Sold Date **24-Feb-26**

🛏️ 4 🚿 2 🚗 13

Distance **0.8km****150 COOLART ROAD TUERONG  
VIC 3915**Sold Price **\$1,800,000** Sold Date **02-Jun-25**

🛏️ 5 🚿 3 🚗 12

Distance **2.79km****RS** = Recent sale**UN** = Undisclosed Sale

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