

## 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

23 ROSEMARY DRIVE 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

\$799,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

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

1 JARROD DRIVE HASTINGS VIC 3915	\$855,000	19-Jan-26
35 BILGOLA STREET HASTINGS VIC 3915	\$881,000	29-Jan-26
5 SPRUCE DRIVE HASTINGS VIC 3915	\$860,000	21-Nov-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: 16 June 2026



**1 JARROD DRIVE HASTINGS VIC 3915**

4 2 2

Sold Price

**\$855,000**

Sold Date

**19-Jan-26**

Distance

**0.8km**



**35 BILGOLA STREET HASTINGS VIC 3915**

4 2 2

Sold Price

**\$881,000**

Sold Date

**29-Jan-26**

Distance

**0.53km**



**5 SPRUCE DRIVE HASTINGS VIC 3915**

4 2 2

Sold Price

**\$860,000**

Sold Date

**21-Nov-25**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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