

## 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

7 KINGFISHER COURT 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

\$870,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2025

to

31 Jan 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

5 SPRUCE DRIVE HASTINGS VIC 3915	\$860,000	21-Nov-25
39 MELALEUCA DRIVE HASTINGS VIC 3915	\$900,000	13-Jan-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: 11 February 2026



**5 SPRUCE DRIVE HASTINGS VIC 3915**

4 2 2

Sold Price **\$860,000** Sold Date **21-Nov-25**

Distance **0.46km**



**39 MELALEUCA DRIVE HASTINGS VIC 3915**

4 2 2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **13-Jan-26**

Distance **1.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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