

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

4/2 SIMON STREET HASTINGS VIC 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Apr 2025

to

31 Mar 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

1/11 HODGINS ROAD HASTINGS VIC 3915	\$550,000	05-Feb-26
31 JAMES HIRD DRIVE HASTINGS VIC 3915	\$595,000	24-Feb-26
5/17 DOUGLAS STREET HASTINGS VIC 3915	\$545,000	08-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: 10 April 2026



1/11 HODGINS ROAD HASTINGS VIC 3915 Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **05-Feb-26**

2 1 1

Distance **1.12km**



31 JAMES HIRD DRIVE HASTINGS VIC 3915 Sold Price ^{RS} **\$595,000** Sold Date **24-Feb-26**

2 1 1

Distance **0.75km**



5/17 DOUGLAS STREET HASTINGS VIC 3915 Sold Price ^{RS} **\$545,000** Sold Date **08-Apr-26**

2 1 1

Distance **0.49km**

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

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