

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

1F NICHOLAS COURT 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

\$610,000

&

\$650,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 35 JAMES HIRD DRIVE HASTINGS VIC 3915 | \$650,000 | 17-Jan-26 |
| 2/105 MARINE PARADE HASTINGS VIC 3915 | \$625,000 | 14-Jan-26 |
| 7/161 MARINE PARADE HASTINGS VIC 3915 | \$625,000 | 16-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: 29 June 2026



**35 JAMES HIRD DRIVE HASTINGS
VIC 3915**

2 2 2

Sold Price

\$650,000

Sold Date

17-Jan-26

Distance

0.83km



**2/105 MARINE PARADE HASTINGS
VIC 3915**

2 2 1

Sold Price

\$625,000

Sold Date

14-Jan-26

Distance

0.98km



**7/161 MARINE PARADE HASTINGS
VIC 3915**

2 2 1

Sold Price

Sold Date

16-Jan-26

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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