

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

8 MARY GROVE 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

\$960,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Hastings

Period-from

01 Jul 2025

to

30 Jun 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

23 TARA DRIVE HASTINGS VIC 3915

\$1,015,000

23-Mar-26

14 LANTONS WAY HASTINGS VIC 3915

\$950,000

11-Jun-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: 23 July 2026

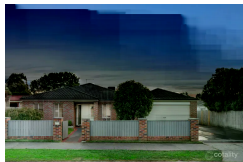


23 TARA DRIVE HASTINGS VIC 3915

4 2 2

Sold Price **\$1,015,000** Sold Date **23-Mar-26**

Distance **0.25km**



14 LANTONS WAY HASTINGS VIC 3915

4 2 2

Sold Price ^{RS} **\$950,000** Sold Date **11-Jun-26**

Distance **0.63km**

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

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