

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

3 WOLVERENE 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Hastings

Period-from

01 Aug 2025

to

31 Jul 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

7 MARINERS WAY HASTINGS VIC 3915	\$740,000	24-Jul-26
11 MADANG COURT HASTINGS VIC 3915	\$700,000	29-May-26
1 PAULS LANE HASTINGS VIC 3915	\$790,000	04-Mar-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: 06 August 2026



7 MARINERS WAY HASTINGS VIC 3915

Sold Price

^{RS}

\$740,000

Sold Date

24-Jul-26

3

2

2

Distance

0.22km



11 MADANG COURT HASTINGS VIC 3915

Sold Price

\$700,000

Sold Date

29-May-26

3

2

2

Distance

0.35km



1 PAULS LANE HASTINGS VIC 3915

Sold Price

\$790,000

Sold Date

04-Mar-26

3

2

2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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