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 AUBURN 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	$680,000	&	$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$696,500	Property type	House	Suburb	Hastings
Period-from	01 Nov 2024	to	31 Oct 2025	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 WARREN CRESCENT HASTINGS VIC 3915	$706,000	08-Aug-25
8 WINGALA COURT HASTINGS VIC 3915	$690,000	21-Aug-25

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.

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1 WARREN CRESCENT HASTINGS VIC 3915

3 1 2

Sold Price RS **$706,000** Sold Date **08-Aug-25**

Distance **0.2km**



8 WINGALA COURT HASTINGS VIC 3915

3 1 2

Sold Price **$690,000** Sold Date **21-Aug-25**

Distance **0.26km**

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

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