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	1/1 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	$550,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$559,000	Property type	Unit	Suburb	Hastings
Period-from	01 Dec 2024	to	30 Nov 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
2/16 ARTHUR STREET HASTINGS VIC 3915	$562,000	09-Jul-25
1/17 DOUGLAS STREET HASTINGS VIC 3915	$595,000	12-Sep-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.

This Statement of Information was prepared on: 18 December 2025

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2/16 ARTHUR STREET HASTINGS VIC 3915

2 1 2

Sold Price **$562,000** Sold Date **09-Jul-25**

Distance **0.37km**



1/17 DOUGLAS STREET HASTINGS VIC 3915

3 1 1

Sold Price RS **$595,000** Sold Date **12-Sep-25**

Distance **0.4km**

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

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