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	1/11 HODGINS ROAD 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	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	Hastings
Period-from	01 Jan 2025	to	31 Dec 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
3/11 HODGINS ROAD HASTINGS VIC 3915	$525,000	25-Aug-25
1D NICHOLAS COURT HASTINGS VIC 3915	$552,000	09-Oct-25
7/10 KINGFISHER COURT HASTINGS VIC 3915	$560,000	04-Dec-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: 27 January 2026

OBrien Real Estate

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3/11 HODGINS ROAD HASTINGS VIC 3915

2 1 1

Sold Price **$525,000** Sold Date **25-Aug-25**

Distance **0km**



1D NICHOLAS COURT HASTINGS VIC 3915

2 1 1

Sold Price **$552,000** Sold Date **09-Oct-25**

Distance **1.03km**



7/10 KINGFISHER COURT HASTINGS VIC 3915

2 1 -

Sold Price **$560,000** Sold Date **04-Dec-25**

Distance **1.72km**

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

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