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<br>Including suburb and postcode | 7/10 KINGFISHER 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 | $500,000 | & | $550,000 |

## 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 |
|---|---|---|
| 3/11 HODGINS ROAD HASTINGS VIC 3915 | $525,000 | 25-Aug-25 |
| 2/16 ARTHUR STREET HASTINGS VIC 3915 | $562,000 | 09-Jul-25 |
| 9/102 VICTORIA STREET HASTINGS VIC 3915 | $490,000 | 18-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.~~

This Statement of Information was prepared on: 16 December 2025

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**3/11 HODGINS ROAD HASTINGS VIC 3915**

2 1 1

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

Distance **1.72km**



**2/16 ARTHUR STREET HASTINGS VIC 3915**

2 1 2

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

Distance **1.79km**



**9/102 VICTORIA STREET HASTINGS VIC 3915**

2 1 1

Sold Price **$490,000** Sold Date **18-Aug-25**

Distance **1.78km**

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

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