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	2 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	$700,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	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
7 AUBURN COURT HASTINGS VIC 3915	$760,000	11-Nov-25
1 WARREN CRESCENT HASTINGS VIC 3915	$706,000	08-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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7 AUBURN COURT HASTINGS VIC 3915

2 1 -

Sold Price **$760,000** Sold Date **11-Nov-25**

Distance **0.05km**



1 WARREN CRESCENT HASTINGS VIC 3915

3 1 2

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

Distance **0.22km**

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

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