

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



**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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