

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

3/25 DOUGLAS STREET 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/17 DOUGLAS STREET HASTINGS VIC 3915	\$595,000	28-Aug-25
2/32 DOUGLAS STREET HASTINGS VIC 3915	\$595,444	12-May-26
1/1 NICHOLAS COURT HASTINGS VIC 3915	\$610,000	24-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: 14 July 2026



1/17 DOUGLAS STREET HASTINGS VIC 3915

3 1 1

Sold Price

\$595,000

Sold Date **28-Aug-25**

Distance

0.07km



2/32 DOUGLAS STREET HASTINGS VIC 3915

3 1 1

Sold Price

\$595,444

Sold Date **12-May-26**

Distance

0.09km



1/1 NICHOLAS COURT HASTINGS VIC 3915

3 1 1

Sold Price

\$610,000

Sold Date **24-Dec-25**

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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