

## 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

36 MICHELLE DRIVE HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hastings

Period-from

01 Nov 2024

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 4 ROSEMARY DRIVE HASTINGS VIC 3915 | \$990,000 | 09-Jul-25 |
| 21 LANTONS WAY HASTINGS VIC 3915   | \$860,000 | 18-Aug-25 |
| 14 ISIS PLACE HASTINGS VIC 3915    | \$850,000 | 12-Jun-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: 13 November 2025



**4 ROSEMARY DRIVE HASTINGS VIC 3915**

4 2 6

Sold Price

<sup>RS</sup> **\$990,000** Sold Date **09-Jul-25**

Distance **0.24km**



**21 LANTONS WAY HASTINGS VIC 3915**

4 2 2

Sold Price

<sup>RS</sup> **\$860,000** Sold Date **18-Aug-25**

Distance **0.76km**



**14 ISIS PLACE HASTINGS VIC 3915**

4 2 2

Sold Price

**\$850,000** Sold Date **12-Jun-25**

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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