

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

4 SPRING 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

\$600,000

&

\$650,000

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

7 STATION STREET HASTINGS VIC 3915	\$640,000	12-Sep-25
12 PLYMOUTH STREET HASTINGS VIC 3915	\$640,000	30-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: 10 November 2025



7 STATION STREET HASTINGS VIC 3915

Sold Price

\$640,000

Sold Date

12-Sep-25

 3

 1

 -

Distance

0.59km



12 PLYMOUTH STREET HASTINGS VIC 3915

Sold Price

^{RS} **\$640,000**

Sold Date

30-Sep-25

 3

 1

 1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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