

## 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

40 OLIVIA WAY 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

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

21 LANTONS WAY HASTINGS VIC 3915	\$860,000	29-Jul-25
5 SPRUCE DRIVE HASTINGS VIC 3915	\$860,000	22-Nov-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.~~

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**21 LANTONS WAY HASTINGS VIC 3915**

Sold Price

**\$860,000**

Sold Date

**29-Jul-25**

4 2 2

Distance

**0.98km**



**5 SPRUCE DRIVE HASTINGS VIC 3915**

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**22-Nov-25**

4 2 2

Distance

**0.99km**



**14 ISIS PLACE HASTINGS VIC 3915**

Sold Price

**\$850,000**

Sold Date

**12-Jun-25**

4 2 2

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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