

## 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

8 AITAPE COURT 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

\$630,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2025

to

31 Jan 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

15 QUADRANT COURT HASTINGS VIC 3915	\$671,000	16-Dec-25
29 CURACOA DRIVE HASTINGS VIC 3915	\$665,000	06-Feb-26

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: 11 February 2026



**15 QUADRANT COURT HASTINGS  
VIC 3915**

3 1 1

Sold Price

**\$671,000**

Sold Date

**16-Dec-25**

Distance

**0.14km**



**29 CURACOA DRIVE HASTINGS  
VIC 3915**

3 1 -

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**06-Feb-26**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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