

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

31 HECTOR CLOSE BITTERN VIC 3918

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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Bittern

Period-from

01 Mar 2025

to

28 Feb 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

47 WARRANQITE CRESCENT HASTINGS VIC 3915	\$1,100,000	11-Jun-25
68 WARRANQITE CRESCENT HASTINGS VIC 3915	\$1,200,000	05-Sep-25
53 MYERS ROAD BITTERN VIC 3918	\$1,070,000	12-Dec-24

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: 25 March 2026



**47 WARRANQITE CRESCENT
HASTINGS VIC 3915**

4 2 2

Sold Price

\$1,100,000

Sold Date

11-Jun-25

Distance

3.05km



**68 WARRANQITE CRESCENT
HASTINGS VIC 3915**

4 3 4

Sold Price

\$1,200,000

Sold Date

05-Sep-25

Distance

3.14km



53 MYERS ROAD BITTERN VIC 3918

4 2 2

Sold Price

\$1,070,000

Sold Date

12-Dec-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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