

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Wallangara Boulevard Harkness, 3337
---	---------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$750,000 & \$780,000
---------------	-----------------------

Median sale price

Median price	\$561,000	Property Type	HOUSE	Suburb	HARKNESS VIC 3337
Period - From	01-Jan-2025	to	19-Jun-2025	Source	Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	9 Orchid Avenue, Harkness, Vic 3337	\$602,000	13-May-2025
2	6 Janet Lane, Harkness, Vic 3337	\$645,000	09-May-2025
3	13 Wallangara Boulevard, Harkness, Vic 3337	\$600,000	10-Jun-2025

This statement of information was prepared on 26-Jun-2025 at 12:53:52 PM AEST