

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

1/9 FISHBURN GROVE HARKNESS VIC 3337

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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Harkness

Period-from

01 Aug 2024

to

31 Jul 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

13 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$493,000	17-Feb-24
225 BULMANS ROAD HARKNESS VIC 3337	\$495,000	25-Apr-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: 07 August 2025


**13 BURSWOOD CIRCUIT
HARKNESS VIC 3337**

 3
  2
  2

Sold Price **\$493,000** Sold Date **17-Feb-24**

Distance **0.28km**


**225 BULMANS ROAD HARKNESS
VIC 3337**

 3
  2
  2

Sold Price **\$495,000** Sold Date **25-Apr-24**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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