

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

2/21 GAMALITE DRIVE 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

\$279,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Harkness

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/4 ASQUITH PLACE MELTON WEST VIC 3337	\$365,000	07-Jul-25
5/13 FISHBURN GROVE HARKNESS VIC 3337	\$400,000	16-Jun-25
5/7-9 ONEILLS ROAD MELTON VIC 3337	\$365,000	26-Feb-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.~~

This Statement of Information was prepared on: 08 July 2025



**1/4 ASQUITH PLACE MELTON
WEST VIC 3337**

 2  1  1

Sold Price

^{RS}

\$365,000

Sold Date

07-Jul-25

Distance

1.64km



**5/13 FISHBURN GROVE HARKNESS
VIC 3337**

 2  1  1

Sold Price

^{RS}

\$400,000

Sold Date

16-Jun-25

Distance

0.83km



**5/7-9 ONEILLS ROAD MELTON VIC
3337**

 2  1  1

Sold Price

\$365,000

Sold Date

26-Feb-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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