

## 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

25 GALILEE BOULEVARD HARKNESS VIC 3337

### 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2023

to

30 Nov 2024

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

5 GALILEE BOULEVARD HARKNESS VIC 3337	\$670,000	25-Nov-24
6 PANGBOURNE AVENUE HARKNESS VIC 3337	\$675,000	07-Sep-24
3 ELLESMERE GROVE MELTON WEST VIC 3337	\$710,000	21-Nov-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: 10 December 2024

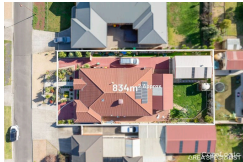


**5 GALILEE BOULEVARD  
HARKNESS VIC 3337**

4 2 6

Sold Price <sup>RS</sup> **\$670,000** Sold Date **25-Nov-24**

Distance **0.18km**



**6 PANGBOURNE AVENUE  
HARKNESS VIC 3337**

4 2 2

Sold Price **\$675,000** Sold Date **07-Sep-24**

Distance **0.47km**



**3 ELLESMERE GROVE MELTON  
WEST VIC 3337**

4 2 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **21-Nov-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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