

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

1/12 MARLO 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

\$489,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,250

Property type

Unit

Suburb

Harkness

Period-from

01 Sep 2024

to

31 Aug 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

2/9 COOLOONGUP CRESCENT HARKNESS VIC 3337	\$500,000	13-Aug-25
9 LEAFY VIEW ESPLANADE HARKNESS VIC 3337	\$530,000	01-Sep-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: 22 September 2025

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**2/9 COOLOONGUP CRESCENT
HARKNESS VIC 3337**

 3  2  1

Sold Price **\$500,000** Sold Date **13-Aug-25**

Distance **0.4km**



**9 LEAFY VIEW ESPLANADE
HARKNESS VIC 3337**

 3  2  1

Sold Price ^{RS} **\$530,000** Sold Date **01-Sep-25**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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