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	1/38 WILLANDRA BOULEVARD 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	$570,000	Property type	House	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
7 FIELD AVENUE HARKNESS VIC 3337	$520,000	10-Jul-25
21 ALLAMBEE DRIVE HARKNESS VIC 3337	$507,000	05-Sep-25
19 OAKHAM DRIVE HARKNESS VIC 3337	$525,000	11-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: 17 September 2025

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7 FIELD AVENUE HARKNESS VIC 3337

3 2 1

Sold Price **$520,000** Sold Date **10-Jul-25**

Distance **0.15km**

21 ALLAMBEE DRIVE HARKNESS VIC 3337

3 2 1

Sold Price RS **$507,000** Sold Date **05-Sep-25**

Distance **0.25km**

19 OAKHAM DRIVE HARKNESS VIC 3337

3 2 1

Sold Price RS **$525,000** Sold Date **11-Sep-25**

Distance **0.4km**

42 STEFAN DRIVE HARKNESS VIC 3337

3 2 1

Sold Price RS **$515,000** Sold Date **02-Sep-25**

Distance **0.87km**

11 AJAY WAY KURUNJANG VIC 3337

3 2 1

Sold Price RS **$510,000** Sold Date **22-Aug-25**

Distance **0.92km**

28 STEFAN DRIVE HARKNESS VIC 3337

3 2 1

Sold Price RS **$493,500** Sold Date **28-Jul-25**

Distance **0.78km**

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

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