

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

1B BUTTERCUP RISE 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

\$239,000

&

\$249,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Harkness

Period-from

01 Nov 2024

to

31 Oct 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

6 COLONIAL WAY HARKNESS VIC 3337	\$253,030	04-Apr-25
14 BUTTERNUT STREET HARKNESS VIC 3337	\$256,000	22-Jul-25
16 BUTTERNUT STREET HARKNESS VIC 3337	\$260,000	12-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: 25 November 2025

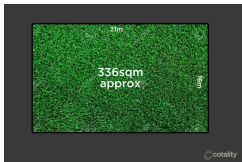
Ryan Anders
P 03 9746 8899
M 0434 900 300
E randers@ypa.com.au



6 COLONIAL WAY HARKNESS VIC 3337 Sold Price **\$253,030** Sold Date **04-Apr-25**

4 2 -

Distance **0.79km**



14 BUTTERNUT STREET HARKNESS VIC 3337 Sold Price **\$256,000** Sold Date **22-Jul-25**

- - -

Distance **0.91km**



16 BUTTERNUT STREET HARKNESS VIC 3337 Sold Price **\$260,000** Sold Date **12-Apr-24**

3 2 2

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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