

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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