

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

2/54 LOMANDRA BOWL 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

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

4/37 LOMANDRA BOWL HARKNESS VIC 3337	\$480,000	24-Oct-25
1/266 BULMANS ROAD HARKNESS VIC 3337	\$455,000	18-Sep-25
2/10 REIDY RISE HARKNESS VIC 3337	\$445,000	23-Jul-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: 18 November 2025

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4/37 LOMANDRA BOWL HARKNESS VIC 3337

3 2 2

Sold Price

^{RS}

\$480,000

Sold Date

24-Oct-25

Distance

0.09km



1/266 BULMANS ROAD HARKNESS VIC 3337

3 2 2

Sold Price

\$455,000

Sold Date

18-Sep-25

Distance

1.68km



2/10 REIDY RISE HARKNESS VIC 3337

3 2 1

Sold Price

\$445,000

Sold Date

23-Jul-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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