

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

20/9 PETREA PLACE 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

\$289,000

&

\$299,000

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

1/13 FISHBURN GROVE HARKNESS VIC 3337	\$410,000	05-Aug-25
5/13 FISHBURN GROVE HARKNESS VIC 3337	\$400,000	12-Jun-25
1/9 PETREA PLACE HARKNESS VIC 3337	\$285,000	08-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: 30 September 2025



1/13 FISHBURN GROVE HARKNESS VIC 3337 Sold Price **\$410,000** Sold Date **05-Aug-25**

 2  1  1

Distance **1.64km**



5/13 FISHBURN GROVE HARKNESS VIC 3337 Sold Price **\$400,000** Sold Date **12-Jun-25**

 2  1  1

Distance **1.64km**



1/9 PETREA PLACE HARKNESS VIC 3337 Sold Price ^{RS} **\$285,000** Sold Date **08-Jul-25**

 2  1  1

Distance **0km**

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

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