

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

21 MANDURAH CRESCENT 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

\$509,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Harkness

Period-from

01 Aug 2024

to

31 Jul 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

15 RIVERTON BOULEVARD HARKNESS VIC 3337	\$555,000	19-Mar-25
9 JOLLEY RISE HARKNESS VIC 3337	\$538,000	10-Jun-25
4 BLOSSOM AVENUE HARKNESS VIC 3337	\$530,000	11-Aug-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: 15 August 2025

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**15 RIVERTON BOULEVARD
HARKNESS VIC 3337**

 3  2  2

Sold Price **\$555,000** Sold Date **19-Mar-25**

Distance **0.25km**



**9 JOLLEY RISE HARKNESS VIC
3337**

 3  2  2

Sold Price **\$538,000** Sold Date **10-Jun-25**

Distance **0.7km**



**4 BLOSSOM AVENUE HARKNESS
VIC 3337**

 3  2  1

Sold Price ^{RS} **\$530,000** Sold Date **11-Aug-25**

Distance **0.8km**

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

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