

## 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

26 MERCER STREET HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 May 2024

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 16 COLONIAL WAY HARKNESS VIC 3337  | \$562,000 | 11-Mar-25 |
| 56 LANCERS DRIVE HARKNESS VIC 3337 | \$566,000 | 22-Mar-25 |
| 36 LANCERS DRIVE HARKNESS VIC 3337 | \$565,000 | 09-Dec-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: 28 May 2025



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**16 COLONIAL WAY HARKNESS VIC 3337** Sold Price **\$562,000** Sold Date **11-Mar-25**

4 2 2

Distance **0.12km**



**56 LANCERS DRIVE HARKNESS VIC 3337** Sold Price **\$566,000** Sold Date **22-Mar-25**

4 2 2

Distance **0.17km**



**36 LANCERS DRIVE HARKNESS VIC 3337** Sold Price **\$565,000** Sold Date **09-Dec-24**

4 2 2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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