

## 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

269 BULMANS ROAD HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Harkness

Period-from

01 Jun 2024

to

31 May 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

6 OAKPARK DRIVE HARKNESS VIC 3337	\$635,000	07-Apr-25
38 BORROWDALE ROAD HARKNESS VIC 3337	\$689,000	16-Jun-25
14 OAKPARK DRIVE HARKNESS VIC 3337	\$640,000	04-Mar-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: 17 June 2025



**6 OAKPARK DRIVE HARKNESS VIC 3337** Sold Price <sup>RS</sup> **\$635,000** Sold Date **07-Apr-25**

3 2 2

Distance **0.55km**



**38 BORROWDALE ROAD HARKNESS VIC 3337** Sold Price <sup>RS</sup> **\$689,000** Sold Date **16-Jun-25**

5 2 -

Distance **0.56km**



**14 OAKPARK DRIVE HARKNESS VIC 3337** Sold Price **\$640,000** Sold Date **04-Mar-25**

4 2 2

Distance **0.6km**

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

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