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

31 COOLOONGUP CRESCENT HARKNESS VIC 3337

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Single Price or range between \$599,900 & \$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$315,000 Property type Land Suburb Harkness

Period-from 01 Oct 2024 to 30 Sep 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	
21 NORANDA CIRCUIT HARKNESS VIC 3337	\$615,000	24-Aug-25	
24 MINT BOULEVARD HARKNESS VIC 3337	\$600,000	16-Jun-25	
20 WANNEROO CIRCUIT HARKNESS VIC 3337	\$685,000	21-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: 28 October 2025

