

## 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

### 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

\$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