

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

38 GALLERY AVENUE 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Harkness

Period-from

01 Apr 2024

to

31 Mar 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

12 FLEMINGS AVENUE HARKNESS VIC 3337	\$572,000	26-Feb-25
237 BULMANS ROAD HARKNESS VIC 3337	\$590,000	17-Nov-24
18 ARJUN AVENUE HARKNESS VIC 3337	\$618,500	30-Oct-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: 10 April 2025



**12 FLEMINGS AVENUE HARKNESS
VIC 3337**

Sold Price

\$572,000

Sold Date

26-Feb-25



3



2



2

Distance

0.2km



**237 BULMANS ROAD HARKNESS
VIC 3337**

Sold Price

\$590,000

Sold Date

17-Nov-24



3



2



2

Distance

0.23km



**18 ARJUN AVENUE HARKNESS VIC
3337**

Sold Price

\$618,500

Sold Date

30-Oct-24



3



2



2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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