

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

4 FEATHERHEAD WAY 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Harkness

Period-from

01 Jul 2024

to

30 Jun 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

8 CONNATA PLACE HARKNESS VIC 3337	\$492,000	25-Jan-25
1 FLEMINGS AVENUE HARKNESS VIC 3337	\$480,000	07-Mar-25
1/37 LOMANDRA BOWL HARKNESS VIC 3337	\$480,000	10-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: 02 July 2025



**8 CONNATA PLACE HARKNESS
VIC 3337**

 3  1  2

Sold Price **\$492,000** Sold Date **25-Jan-25**

Distance **0.12km**



**1 FLEMINGS AVENUE HARKNESS
VIC 3337**

 3  2  1

Sold Price **\$480,000** Sold Date **07-Mar-25**

Distance **1.85km**



**1/37 LOMANDRA BOWL
HARKNESS VIC 3337**

 3  2  2

Sold Price Sold Date **10-Dec-24**

Distance **0.35km**

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

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