

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 FERDINAND PLACE 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Harkness

Period-from

01 May 2025

to

30 Apr 2026

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

8 FERDINAND PLACE HARKNESS VIC 3337	\$530,000	21-Mar-25
19 PORTMAN AVENUE HARKNESS VIC 3337	\$580,000	19-Dec-25
1/12 RAVIDA AVENUE HARKNESS VIC 3337	\$540,000	14-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: 25 May 2026



**8 FERDINAND PLACE HARKNESS
VIC 3337**

 4  2  2

Sold Price

\$530,000

Sold Date

21-Mar-25

Distance

0.05km



**19 PORTMAN AVENUE HARKNESS
VIC 3337**

 3  2  2

Sold Price

\$580,000

Sold Date

19-Dec-25

Distance

0.14km



**1/12 RAVIDA AVENUE HARKNESS
VIC 3337**

 3  2  2

Sold Price

\$540,000

Sold Date

14-Aug-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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