

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 REGENT 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

\$899,000

&

\$949,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2025

to

30 Jun 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 BASSENTHWAITE VISTA HARKNESS VIC 3337	\$925,000	15-Apr-26
7 STABLEFORD CHASE HARKNESS VIC 3337	\$955,000	04-Oct-25
11 ROBINIA COURT HARKNESS VIC 3337	\$999,999	23-May-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: 07 July 2026

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**8 BASSENTHWAITE VISTA
 HARKNESS VIC 3337**

3 2 2

Sold Price **\$925,000** Sold Date **15-Apr-26**

Distance **0.18km**



**7 STABLEFORD CHASE HARKNESS
 VIC 3337**

5 2 2

Sold Price **\$955,000** Sold Date **04-Oct-25**

Distance **0.13km**



**11 ROBINIA COURT HARKNESS VIC
 3337**

5 3 2

Sold Price **\$999,999** Sold Date **23-May-25**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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