

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

48 WALLANGARA BOULEVARD 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2025

to

28 Feb 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

10 BLOOM AVENUE KURUNJANG VIC 3337	\$565,000	26-Feb-26
5 BRAVO STREET KURUNJANG VIC 3337	\$570,000	23-Jan-26
65 LANCERS DRIVE HARKNESS VIC 3337	\$578,000	03-Nov-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.~~

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Ned Nikolic
 P 03 9746 6000
 M 0401 284 479
 E nnikolic@barryplant.com.au



**10 BLOOM AVENUE KURUNJANG
 VIC 3337**

 3  2  1

Sold Price

^{RS} **\$565,000**

Sold Date **26-Feb-26**

Distance **0.88km**



**5 BRAVO STREET KURUNJANG VIC
 3337**

 3  2  1

Sold Price

\$570,000

Sold Date **23-Jan-26**

Distance **1.42km**



**65 LANCERS DRIVE HARKNESS
 VIC 3337**

 3  2  2

Sold Price

\$578,000

Sold Date **03-Nov-25**

Distance **0.4km**

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

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