

## 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

56 VALLEY VIEW GROVE HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

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

28 VALLEY VIEW GROVE HARKNESS VIC 3337	\$1,100,000	16-Dec-24
127 DALRAY CRESCENT KURUNJANG VIC 3337	\$1,100,000	20-Sep-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: 14 July 2025



**28 VALLEY VIEW GROVE  
HARKNESS VIC 3337**

 5  2  7

Sold Price **\$1,100,000** Sold Date **16-Dec-24**

Distance **0.25km**



**127 DALRAY CRESCENT  
KURUNJANG VIC 3337**

 5  2  3

Sold Price

Sold Date **20-Sep-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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