

## 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

6 KARINYA WAY 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

\$520,000

&

\$540,000

### 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

8 MAKITI CRESCENT HARKNESS VIC 3337	\$530,000	17-May-25
13 JAQUE COURT KURUNJANG VIC 3337	\$520,000	17-Jun-25
53 ROCKINGHAM CIRCUIT HARKNESS VIC 3337	\$525,000	20-Jun-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: 17 July 2025