

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 Willow Court, Harkness, Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$749,000

 &

\$799,000

Median sale price

Median price

\$570,000

 Property type

House

 Suburb

Harkness

Period - From

01/07/2025

 to

30/09/2025

 Source

 ProptTrack

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 six 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
20 Oakpark Drive,, Harkness, VIC 3337	\$780,000	21/06/2025
44 Borrowdale Road, Harkness, VIC 3337	\$750,000	08/10/2025
27 Glenfield Avenue, Melton West, VIC 3337	\$750,000	30/07/2025

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 six months.~~

This Statement of Information was prepared on:

10/10/2025