

## 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

64 GALLERY AVENUE HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$729,000

&

\$759,000

### 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

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

7 WETHERBY PLACE MELTON WEST VIC 3337	\$737,000	14-Jun-25
5 RIDGEWAY MELTON WEST VIC 3337	\$720,000	28-Feb-25
20 OAKPARK DRIVE HARKNESS VIC 3337	\$780,000	21-Jul-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: 23 July 2025

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### 7 WETHERBY PLACE MELTON WEST VIC 3337

 4
  2
  2

Sold Price

<sup>RS</sup> **\$737,000**

Sold Date

**14-Jun-25**

Distance

**1.11km**



### 5 RIDGEWAY MELTON WEST VIC 3337

 4
  2
  4

Sold Price

**\$720,000**

Sold Date

**28-Feb-25**

Distance

**1.99km**



### 20 OAKPARK DRIVE HARKNESS VIC 3337

 4
  2
  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**21-Jul-25**

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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