

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

8 JANET LANE 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Harkness

Period-from

01 Jun 2024

to

31 May 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

9 ORCHID AVENUE HARKNESS VIC 3337	\$602,000	13-May-25
7 LAM WAY BROOKFIELD VIC 3338	\$611,000	02-Jan-25
64 TURPENTINE ROAD BROOKFIELD VIC 3338	\$610,000	04-May-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: 24 June 2025



9 ORCHID AVENUE HARKNESS VIC 3337

Sold Price

^{RS}

\$602,000

Sold Date

13-May-25



4



2



-

Distance

0.18km



7 LAM WAY BROOKFIELD VIC 3338

Sold Price

\$611,000

Sold Date

02-Jan-25



4



2



2

Distance

3.44km



**64 TURPENTINE ROAD
BROOKFIELD VIC 3338**

Sold Price

\$610,000

Sold Date

04-May-25



4



2



2

Distance

3.48km

RS = Recent sale

UN = Undisclosed Sale

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