

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

8A GAMALITE DRIVE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,500

Property type

Other

Suburb

Harkness

Period-from

01 Dec 2024

to

30 Nov 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

8 RIVERTON BOULEVARD HARKNESS VIC 3337	\$600,000	22-Jul-24
20 WANNEROO CIRCUIT HARKNESS VIC 3337	\$685,000	21-Aug-25
12 NORANDA CIRCUIT HARKNESS VIC 3337	\$650,000	19-Nov-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: 12 December 2025

Russell Parker

P 03 9746 6222

M 0418 349 931

E russellparker@fnnmelton.com.au


**8 RIVERTON BOULEVARD
HARKNESS VIC 3337**
 4  2  2

Sold Price

\$600,000

Sold Date

22-Jul-24

Distance

0.54km

**20 WANNEROO CIRCUIT
HARKNESS VIC 3337**
 4  2  2

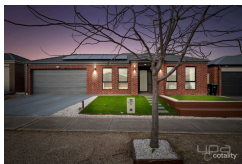
Sold Price

\$685,000

Sold Date

21-Aug-25

Distance

0.66km

**12 NORANDA CIRCUIT HARKNESS
VIC 3337**
 4  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

19-Nov-25

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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