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<br>Including suburb and postcode | 19 LOMANDRA BOWL 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 | $649,000 | & | $679,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | House | Suburb | Harkness |
| Period-from | 01 Aug 2024 | to | 31 Jul 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 |
|---|---|---|
| 50 FEATHERHEAD WAY HARKNESS VIC 3337 | $670,000 | 26-May-25 |
| 3 ASTOR PLACE MELTON WEST VIC 3337 | $650,000 | 08-Jul-25 |
| 37 SKIPTON STREET KURUNJANG VIC 3337 | $675,000 | 28-Apr-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: 27 August 2025

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**50 FEATHERHEAD WAY HARKNESS VIC 3337**

4 2 2

Sold Price **$670,000** Sold Date **26-May-25**

Distance **0.21km**



**3 ASTOR PLACE MELTON WEST VIC 3337**

4 2 2

Sold Price **$650,000** Sold Date **08-Jul-25**

Distance **1.78km**



**37 SKIPTON STREET KURUNJANG VIC 3337**

4 2 2

Sold Price **$675,000** Sold Date **28-Apr-25**

Distance **1.87km**

**RS** = Recent sale **UN** = Undisclosed Sale

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