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	1 GALILEE BOULEVARD 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	$580,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,500	Property type	House	Suburb	Harkness
Period-from	01 Apr 2025	to	31 Mar 2026	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
4 INCE PLACE MELTON WEST VIC 3337	$570,000	04-Mar-26
8 RAMONA PLACE MELTON WEST VIC 3337	$550,000	21-Oct-25
3 FERNBERG PLACE MELTON WEST VIC 3337	$580,000	21-Feb-26

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.~~

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4 INCE PLACE MELTON WEST VIC 3337

3 1 1

Sold Price **$570,000** Sold Date **04-Mar-26**

Distance **0.17km**



8 RAMONA PLACE MELTON WEST VIC 3337

3 2 1

Sold Price **$550,000** Sold Date **21-Oct-25**

Distance **0.45km**



3 FERNBERG PLACE MELTON WEST VIC 3337

4 2 2

Sold Price RS **$580,000** Sold Date **21-Feb-26**

Distance **0.47km**

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

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