

## 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

3/276 BULMANS ROAD 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

\$479,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Harkness

Period-from

01 May 2025

to

30 Apr 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 TUTE LANE HARKNESS VIC 3337	\$495,000	29-Jan-26
2/54 LOMANDRA BOWL HARKNESS VIC 3337	\$513,000	19-Dec-25
4B ANDREAS COURT HARKNESS VIC 3337	\$497,000	12-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: 07 May 2026



**4 TUTE LANE HARKNESS VIC 3337** Sold Price **\$495,000** Sold Date **29-Jan-26**  
 🛏️ 3 🚿 2 🚗 2 Distance **1.21km**



**2/54 LOMANDRA BOWL HARKNESS VIC 3337** Sold Price **\$513,000** Sold Date **19-Dec-25**  
 🛏️ 4 🚿 2 🚗 2 Distance **1.63km**



**4B ANDREAS COURT HARKNESS VIC 3337** Sold Price **\$497,000** Sold Date **12-Nov-25**  
 🛏️ 3 🚿 2 🚗 1 Distance **1.29km**

RS = Recent sale      UN = Undisclosed Sale

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