

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

9 WALLANGARA 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

or range
between

\$580,000

&

\$600,000

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

13 WALLANGARA BOULEVARD HARKNESS VIC 3337	\$600,000	26-May-25
7 BUTTERNUT STREET HARKNESS VIC 3337	\$615,000	10-Jul-25
18 WALLANGARA BOULEVARD HARKNESS VIC 3337	\$650,000	25-Oct-24

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: 20 April 2026

	13 WALLANGARA BOULEVARD HARKNESS VIC 3337	Sold Price	\$600,000	Sold Date	26-May-25
	  			Distance	0.02km
	7 BUTTERNUT STREET HARKNESS VIC 3337	Sold Price	\$615,000	Sold Date	10-Jul-25
	  			Distance	0.03km
	18 WALLANGARA BOULEVARD HARKNESS VIC 3337	Sold Price	\$650,000	Sold Date	25-Oct-24
	  			Distance	0.05km
	8 WALLANGARA BOULEVARD HARKNESS VIC 3337	Sold Price	\$640,000	Sold Date	04-Jul-25
	  			Distance	0.05km

RS = Recent sale

UN = Undisclosed Sale

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