

## 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

8 JANET LANE HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$579,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Harkness

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 9 ORCHID AVENUE HARKNESS VIC 3337      | \$602,000 | 13-May-25 |
| 7 LAM WAY BROOKFIELD VIC 3338          | \$611,000 | 02-Jan-25 |
| 64 TURPENTINE ROAD BROOKFIELD VIC 3338 | \$610,000 | 04-May-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: 24 June 2025



**9 ORCHID AVENUE HARKNESS VIC 3337** Sold Price <sup>RS</sup> **\$602,000** Sold Date **13-May-25**

4 2 -

Distance **0.18km**



**7 LAM WAY BROOKFIELD VIC 3338** Sold Price **\$611,000** Sold Date **02-Jan-25**

4 2 2

Distance **3.44km**



**64 TURPENTINE ROAD BROOKFIELD VIC 3338** Sold Price **\$610,000** Sold Date **04-May-25**

4 2 2

Distance **3.48km**

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

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