

## 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

4 MERCER STREET 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

\$589,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2025

to

31 Jan 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

9 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$600,000	21-Nov-25
12 ALLAMBEE DRIVE HARKNESS VIC 3337	\$601,000	17-Nov-25
41 ARUMA AVENUE HARKNESS VIC 3337	\$620,000	19-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: 10 February 2026



**9 ROSLYN PARK DRIVE HARKNESS VIC 3337** Sold Price **\$600,000** Sold Date **21-Nov-25**

 4  2  2

Distance **1.1km**



**12 ALLAMBEE DRIVE HARKNESS VIC 3337** Sold Price **\$601,000** Sold Date **17-Nov-25**

 4  2  2

Distance **0.06km**



**41 ARUMA AVENUE HARKNESS VIC 3337** Sold Price **\$620,000** Sold Date **19-Nov-25**

 4  2  2

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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