

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

5 TRAFFORD LANE 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

\$529,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2025

to

28 Feb 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

6 STILTON LANE HARKNESS VIC 3337	\$536,000	10-Mar-26
15 HADFIELD ROAD HARKNESS VIC 3337	\$560,000	21-Jan-26
20 BLOSSOM AVENUE HARKNESS VIC 3337	\$535,000	06-Dec-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.~~

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6 STILTON LANE HARKNESS VIC 3337

3 2 1

Sold Price

^{RS} **\$536,000** Sold Date **10-Mar-26**

Distance **0.17km**



15 HADFIELD ROAD HARKNESS VIC 3337

3 2 2

Sold Price

\$560,000 Sold Date **21-Jan-26**

Distance **0.57km**



20 BLOSSOM AVENUE HARKNESS VIC 3337

3 2 1

Sold Price

\$535,000 Sold Date **06-Dec-25**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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