

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

7 GOLDEN WATTLE WAY 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

\$750,000

&

\$800,000

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

5 OAKHAM DRIVE HARKNESS VIC 3337	\$735,000	20-Jan-25
5 BUTTERCUP RISE HARKNESS VIC 3337	\$1,020,000	19-Mar-26
29 WILLANDRA BOULEVARD HARKNESS VIC 3337	\$767,000	14-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.~~

This Statement of Information was prepared on: 25 March 2026



5 OAKHAM DRIVE HARKNESS VIC 3337 Sold Price **\$735,000** Sold Date **20-Jan-25**

 4  2  2

Distance **0.36km**



5 BUTTERCUP RISE HARKNESS VIC 3337 Sold Price ^{RS} **\$1,020,000** Sold Date **19-Mar-26**

 5  2  2

Distance **0.18km**



29 WILLANDRA BOULEVARD HARKNESS VIC 3337 Sold Price **\$767,000** Sold Date **14-Dec-25**

 5  3  2

Distance **0.43km**

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

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