

## 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 SUSAN PLACE 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

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2024

to

31 Aug 2025

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

4 FINLAY AVENUE HARKNESS VIC 3337	\$652,000	05-Oct-24
15 ORCHID AVENUE HARKNESS VIC 3337	\$654,000	23-Mar-24
6 OAKPARK DRIVE HARKNESS VIC 3337	\$635,000	24-Mar-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: 01 September 2025



**4 FINLAY AVENUE HARKNESS VIC 3337**

Sold Price

**\$652,000**

Sold Date

**05-Oct-24**

 3

 2

 2

Distance

**0.34km**



**15 ORCHID AVENUE HARKNESS VIC 3337**

Sold Price

**\$654,000**

Sold Date

**23-Mar-24**

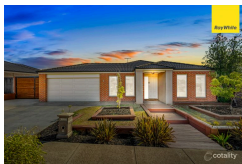
 3

 2

 2

Distance

**0.37km**



**6 OAKPARK DRIVE HARKNESS VIC 3337**

Sold Price

**\$635,000**

Sold Date

**24-Mar-25**

 3

 2

 2

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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