

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3101 Harmony Way, Faraday Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,060,000

Median sale price*

Median price

Property Type

Suburb

Faraday

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	290 Golden Point Rd GOLDEN POINT 3451	\$980,000	27/10/2025
2	40 Quartz Hill Rd MOONLIGHT FLAT 3450	\$1,100,000	31/10/2024
3	56 Karingal Park Dr BARKERS CREEK 3451	\$1,100,000	10/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

04/11/2025 15:40

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



5 2 3

Rooms: 7
Property Type: House
Land Size: 64625 sqm approx
Agent Comments

Indicative Selling Price
\$1,060,000
No median price available

Comparable Properties



290 Golden Point Rd GOLDEN POINT 3451 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Private Sale
Date: 27/10/2025
Property Type: Rural (All Types)
Land Size: 40000 sqm approx



40 Quartz Hill Rd MOONLIGHT FLAT 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 122000 sqm approx



56 Karingal Park Dr BARKERS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$1,100,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 29177.86 sqm approx