

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

1/268 BULMANS ROAD 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Unit

Suburb

Harkness

Period-from

01 Sep 2025

to

31 Aug 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

1/6 CORRIB COURT MELTON WEST VIC 3337	\$511,000	03-Jul-26
2/338 CENTENARY AVENUE HARKNESS VIC 3337	\$515,000	14-May-26
3/14 PANGBOURNE AVENUE HARKNESS VIC 3337	\$521,000	06-Jul-26

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: 28 September 2026



1/6 CORRIB COURT MELTON WEST VIC 3337 Sold Price **\$511,000** Sold Date **03-Jul-26**

 3  2  2

Distance **1.89km**



OBrien Real Estate Melton

2/338 CENTENARY AVENUE HARKNESS VIC 3337

Sold Price **\$515,000** Sold Date **14-May-26**

 3  1  -

Distance **0.57km**



3/14 PANGBOURNE AVENUE HARKNESS VIC 3337

Sold Price **\$521,000** Sold Date **06-Jul-26**

 3  2  1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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