

## 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 WALLANGARA BOULEVARD HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$555,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Harkness

Period-from

01 Jan 2025

to

31 Dec 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

7 BUTTERNUT STREET HARKNESS VIC 3337	\$615,000	10-Jul-25
13 WALLANGARA BOULEVARD HARKNESS VIC 3337	\$600,000	26-May-25
8 WALLANGARA BOULEVARD HARKNESS VIC 3337	\$640,000	04-Jul-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: 19 January 2026


**7 BUTTERNUT STREET HARKNESS  
VIC 3337**
 3  3  2

Sold Price

**\$615,000**

Sold Date

**10-Jul-25**

Distance

**0.03km**

**13 WALLANGARA BOULEVARD  
HARKNESS VIC 3337**
 4  -  1

Sold Price

**\$600,000**

Sold Date

**26-May-25**

Distance

**0.04km**

**8 WALLANGARA BOULEVARD  
HARKNESS VIC 3337**
 4  3  1

Sold Price

**\$640,000**

Sold Date

**04-Jul-25**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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