

## 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

33/9 PETREA PLACE 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

\$285,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Harkness

Period-from

01 Apr 2025

to

31 Mar 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

1/9 PETREA PLACE HARKNESS VIC 3337	\$280,000	08-Jul-25
7/9 PETREA PLACE HARKNESS VIC 3337	\$285,000	10-Jun-25
11/9 PETREA PLACE HARKNESS VIC 3337	\$260,000	26-Jun-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: 23 April 2026



**1/9 PETREA PLACE HARKNESS VIC 3337** Sold Price **\$280,000** Sold Date **08-Jul-25**

 2  1  1

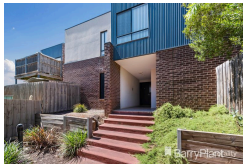
Distance **0km**



**7/9 PETREA PLACE HARKNESS VIC 3337** Sold Price **\$285,000** Sold Date **10-Jun-25**

 2  1  1

Distance **0km**



**11/9 PETREA PLACE HARKNESS VIC 3337** Sold Price **\$260,000** Sold Date **26-Jun-25**

 2  1  1

Distance **0km**



**13/9 PETREA PLACE HARKNESS VIC 3337** Sold Price **\$282,000** Sold Date **30-Oct-24**

 2  1  1

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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