

## 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

3 LANCERS DRIVE 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

\$589,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

House

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

12 ALLAMBEE DRIVE HARKNESS VIC 3337	\$601,000	17-Nov-25
9 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$600,000	21-Nov-25
49 AJAY WAY KURUNJANG VIC 3337	\$615,000	01-Dec-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.~~

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**12 ALLAMBEE DRIVE HARKNESS  
 VIC 3337**

Sold Price **\$601,000** Sold Date **17-Nov-25**

 4  2  2

Distance **0.1km**



**9 ROSLYN PARK DRIVE HARKNESS  
 VIC 3337**

Sold Price **\$600,000** Sold Date **21-Nov-25**

 4  2  2

Distance **1.24km**



**49 AJAY WAY KURUNJANG VIC  
 3337**

Sold Price **\$615,000** Sold Date **01-Dec-25**

 4  2  2

Distance **0.95km**

RS = Recent sale      UN = Undisclosed Sale

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