

## 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 JOLLEY RISE 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

\$569,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,500

Property type

House

Suburb

Harkness

Period-from

01 Jun 2025

to

31 May 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

Address of comparable property	Price	Date of sale
3 FERNBERG PLACE MELTON WEST VIC 3337	\$580,000	21-Feb-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: 10 June 2026

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**3 FERNBERG PLACE MELTON  
WEST VIC 3337**

 4  2  2

Sold Price **\$580,000** Sold Date **21-Feb-26**

Distance **1.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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