

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$579,000

&

\$599,000

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

76 AJAY WAY KURUNJANG VIC 3337	\$595,000	11-Feb-26
50 LANCERS DRIVE HARKNESS VIC 3337	\$580,000	16-Mar-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: 29 June 2026

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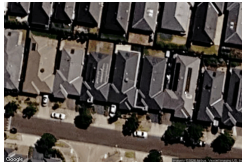


76 AJAY WAY KURUNJANG VIC 3337

 4  2  2

Sold Price **\$595,000** Sold Date **11-Feb-26**

Distance **1.06km**



50 LANCERS DRIVE HARKNESS VIC 3337

 4  2  2

Sold Price **\$580,000** Sold Date **16-Mar-26**

Distance **0.26km**

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

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