

## 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

8A GAMALITE DRIVE HARKNESS VIC 3337

### Indicative selling price

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

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,500

Property type

Other

Suburb

Harkness

Period-from

01 Dec 2024

to

30 Nov 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 8 RIVERTON BOULEVARD HARKNESS VIC 3337 | \$600,000 | 22-Jul-24 |
| 20 WANNEROO CIRCUIT HARKNESS VIC 3337  | \$685,000 | 21-Aug-25 |
| 12 NORANDA CIRCUIT HARKNESS VIC 3337   | \$650,000 | 19-Nov-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: 12 December 2025

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**8 RIVERTON BOULEVARD  
HARKNESS VIC 3337**
 4  2  2

Sold Price

**\$600,000**

Sold Date

**22-Jul-24**

Distance

**0.54km**

**20 WANNEROO CIRCUIT  
HARKNESS VIC 3337**
 4  2  2

Sold Price

**\$685,000**

Sold Date

**21-Aug-25**

Distance

**0.66km**

**12 NORANDA CIRCUIT HARKNESS  
VIC 3337**
 4  2  2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**19-Nov-25**

Distance

**0.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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