

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 MAKITI CRESCENT 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

\$590,000

&

\$620,000

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

1 TORRANCE DRIVE HARKNESS VIC 3337	\$625,000	01-Sep-25
9 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$600,000	21-Nov-25
6 BUTTERNUT STREET HARKNESS VIC 3337	\$595,000	04-Apr-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: 15 April 2026



**1 TORRANCE DRIVE HARKNESS
VIC 3337**

Sold Price **\$625,000** Sold Date **01-Sep-25**

4 2 2

Distance **0.66km**

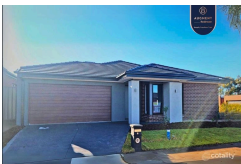


**9 ROSLYN PARK DRIVE HARKNESS
VIC 3337**

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

4 2 2

Distance **1.45km**



**6 BUTTERNUT STREET HARKNESS
VIC 3337**

Sold Price **\$595,000** Sold Date **04-Apr-25**

4 2 2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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