

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

8 CHARLOTTE AVENUE 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

\$709,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2025

to

31 Jan 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

2 CYPRUS PLACE MELTON WEST VIC 3337	\$730,000	29-Dec-25
3 CARLYON CLOSE MELTON WEST VIC 3337	\$716,000	08-Oct-25
14 MCKINNON COURT MELTON WEST VIC 3337	\$730,000	14-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: 09 February 2026



**2 CYPRUS PLACE MELTON WEST
VIC 3337**

Sold Price

^{RS}

\$730,000

Sold Date

29-Dec-25



4



2



2

Distance

0.51km



**3 CARLYON CLOSE MELTON WEST
VIC 3337**

Sold Price

\$716,000

Sold Date

08-Oct-25



4



2



2

Distance

1.72km



**14 MCKINNON COURT MELTON
WEST VIC 3337**

Sold Price

\$730,000

Sold Date

14-Nov-25



3



3



2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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