

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 MISTLETOE CLOSE KNOXFIELD VIC 3180

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Knoxfield

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

73 LAKEWOOD DRIVE KNOXFIELD VIC 3180	\$1,220,000	01-Mar-25
123 ALLISTER AVENUE KNOXFIELD VIC 3180	\$1,205,000	22-Feb-25
51 RODNEY DRIVE KNOXFIELD VIC 3180	\$1,167,000	16-Nov-24

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: 04 March 2025



73 LAKEWOOD DRIVE KNOXFIELD VIC 3180 Sold Price ^{RS} **\$1,220,000** Sold Date **01-Mar-25**
 Distance **0.33km**
 4 Beds 2 Baths 2 Car Spaces



123 ALLISTER AVENUE KNOXFIELD VIC 3180 Sold Price ^{RS} **\$1,205,000** Sold Date **22-Feb-25**
 Distance **0.54km**
 4 Beds 2 Baths 2 Car Spaces



51 RODNEY DRIVE KNOXFIELD VIC 3180 Sold Price **\$1,167,000** Sold Date **16-Nov-24**
 Distance **0.84km**
 4 Beds 3 Baths 2 Car Spaces

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

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