

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

13 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,444

Property type

House

Suburb

Knoxfield

Period-from

01 Apr 2024

to

31 Mar 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 LAKEWOOD DRIVE KNOXFIELD VIC 3180	\$1,340,000	24-Jan-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: 23 April 2025



73 LAKEWOOD DRIVE KNOXFIELD VIC 3180
Sold Price
RS\$1,220,000
Sold Date
01-Mar-25
Distance
0.4km

4
2
2



123 ALLISTER AVENUE KNOXFIELD VIC 3180
Sold Price
\$1,205,000
Sold Date
22-Feb-25
Distance
0.49km

4
2
2



51 LAKEWOOD DRIVE KNOXFIELD VIC 3180
Sold Price
\$1,340,000
Sold Date
24-Jan-25
Distance
0.56km

4
2
2

RS = Recent sale
UN = Undisclosed Sale

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