

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

1/132 ANNE ROAD 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,000

Property type

House

Suburb

Knoxfield

Period-from

01 Jun 2024

to

31 May 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

2/44 KATHRYN ROAD KNOXFIELD VIC 3180	\$801,500	16-Apr-25
1/19 LATONA AVENUE KNOXFIELD VIC 3180	\$809,000	26-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: 24 June 2025



**2/44 KATHRYN ROAD KNOXFIELD
VIC 3180**

Sold Price

^{RS}

\$801,500

Sold Date

16-Apr-25



3



2



2

Distance

0.71km



**1/19 LATONA AVENUE KNOXFIELD
VIC 3180**

Sold Price

\$809,000

Sold Date

26-Apr-25



3



1



2

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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