

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

1/79 RICKARDS AVENUE NORTH 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,500

Property type

Unit

Suburb

Knoxfield

Period-from

01 Jul 2024

to

30 Jun 2025

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

2/68 DAVID STREET NORTH KNOXFIELD VIC 3180

\$892,000

12-Jun-25

4/65 KATHRYN ROAD KNOXFIELD VIC 3180

\$885,000

22-Jun-25

1/15 BEWSELL AVENUE SCORESBY VIC 3179

\$806,000

06-Mar-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: 31 July 2025



2/68 DAVID STREET NORTH KNOXFIELD VIC 3180

 3  2  2

Sold Price

^{RS}

\$892,000

Sold Date

12-Jun-25

Distance

0.43km



4/65 KATHRYN ROAD KNOXFIELD VIC 3180

 3  2  2

Sold Price

^{RS}

\$885,000

Sold Date

22-Jun-25

Distance

0.14km



1/15 BEWSELL AVENUE SCORESBY VIC 3179

 3  1  1

Sold Price

\$806,000

Sold Date

06-Mar-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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