

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

10/47 KATHRYN 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

\$780,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Sep 2024

to

31 Aug 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

2/44 KATHRYN ROAD KNOXFIELD VIC 3180	\$801,500	16-Apr-25
4/15A KATHRYN ROAD KNOXFIELD VIC 3180	\$830,000	11-Jul-25
3/16 DAVID STREET KNOXFIELD VIC 3180	\$851,900	30-Jun-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: 30 September 2025



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

 3  2  2

Sold Price

\$801,500

Sold Date

16-Apr-25

Distance

0.13km



**4/15A KATHRYN ROAD
KNOXFIELD VIC 3180**

 3  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

11-Jul-25

Distance

0.37km



**3/16 DAVID STREET KNOXFIELD
VIC 3180**

 3  2  2

Sold Price

\$851,900

Sold Date

30-Jun-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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