

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

2/26 DAVID STREET 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

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

3 LAURA ROAD KNOXFIELD VIC 3180

\$1,160,000

27-Mar-25

10 KENT STREET KNOXFIELD VIC 3180

\$1,250,000

12-Apr-25

73 LAKEWOOD DRIVE KNOXFIELD VIC 3180

\$1,220,000

01-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: 04 June 2025



3 LAURA ROAD KNOXFIELD VIC 3180

 4
  2
  4

Sold Price

^{RS}
\$1,160,000

Sold Date

27-Mar-25

Distance

0.31km

10 KENT STREET KNOXFIELD VIC 3180

 4
  2
  4

Sold Price

^{RS}
\$1,250,000

Sold Date

12-Apr-25

Distance

0.91km


73 LAKEWOOD DRIVE KNOXFIELD VIC 3180

 4
  2
  2

Sold Price

\$1,220,000

Sold Date

01-Mar-25

Distance

1.09km
RS = Recent sale

UN = Undisclosed Sale

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