## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offe   | red for sale                                  |                  |                  |        |   |
|-----------------|---|------------------|------------------|--------|---|
| Including subu  | ddress<br>rb and<br>3/96 DAVID STRE<br>stcode | ET NORTH, Kno    | xfield, VIC 3180 |        |   |
| Indicative sel  | ling price                                    |                  |                  |        |   |
| For the meaning | of this price see consum                      | er.vic.gov.au/un | derquoting       |        |   |
| Price Range     | \$825,000                                     | &                | \$830,000        |        |   |
| Median sale p   | orice   |                  |                  |        |   |
| Median price    | \$903,500                                     | Property Type    | Townhouse        | Suburb | Knoxfield (3180)                              |
| Period - From   | 01/04/2025 to                                 | 30/06/2025 S     | ource            |        |   |
| Comparable p    | property sales                                |                  |                  |        |   |
| В               | The estate agent or age                       |                  |                  |        | wer than three comparable properties were as. |

This Statement of Information was prepared on: 18/09/2025

