

## 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

9 KNOWSLEY COURT WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,030,000

&

\$1,133,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,138,000

Property type

House

Suburb

Wantirna

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 1 ABBEY COURT WANTIRNA VIC 3152      | \$1,100,000 | 11-Aug-26 |
| 29 STOKES ROAD WANTIRNA VIC 3152     | \$1,125,000 | 09-Jul-26 |
| 8 HAILEYBURY COURT WANTIRNA VIC 3152 | \$1,116,000 | 01-Aug-26 |

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: 19 August 2026



## 1 ABBEY COURT WANTIRNA VIC 3152

 4  2  2

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **11-Aug-26**

Distance **0.18km**



## 29 STOKES ROAD WANTIRNA VIC 3152

 4  2  5

Sold Price <sup>RS</sup> **\$1,125,000** Sold Date **09-Jul-26**

Distance **1.52km**



## 8 HAILEYBURY COURT WANTIRNA VIC 3152

 4  2  2

Sold Price <sup>RS</sup> **\$1,116,000** Sold Date **01-Aug-26**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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