

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

4/65 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 May 2024

to

30 Apr 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

1/35 BUNNETT ROAD KNOXFIELD VIC 3180	\$778,500	16-Apr-25
2/44 KATHRYN ROAD KNOXFIELD VIC 3180	\$801,500	16-Apr-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: 28 May 2025



**1/35 BUNNETT ROAD KNOXFIELD
VIC 3180**

Sold Price

^{RS}

\$778,500

Sold Date

16-Apr-25

 3

 2

 1

Distance

1.05km



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

Sold Price

^{RS}

\$801,500

Sold Date

16-Apr-25

 3

 2

 2

Distance

0.27km



**1/15 BEWSELL AVENUE SCORESBY
VIC 3179**

Sold Price

\$806,000

Sold Date

06-Mar-25

 3

 1

 1

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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