

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

1 GLENWOOD GROVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

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

78 RICKARDS AVENUE NORTH KNOXFIELD VIC 3180	\$935,000	16-Aug-25
14 HORNER CLOSE KNOXFIELD VIC 3180	\$902,000	06-Sep-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: 16 September 2025


**78 RICKARDS AVENUE NORTH
KNOXFIELD VIC 3180**

 3
  1
  2

Sold Price

^{RS}
\$935,000

Sold Date

16-Aug-25

Distance

1.41km

**14 HORNER CLOSE KNOXFIELD
VIC 3180**

 3
  1
  1

Sold Price

^{RS}
\$902,000

Sold Date

06-Sep-25

Distance

1.49km
RS = Recent sale

UN = Undisclosed Sale

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