

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

2/50 KING PARADE 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Apr 2025

to

31 Mar 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

3/6 NORMA CRESCENT SOUTH KNOXFIELD VIC 3180	\$803,000	14-Mar-26
7/44 KATHRYN ROAD KNOXFIELD VIC 3180	\$836,500	24-Jan-26
23 EMICA PARADE KNOXFIELD VIC 3180	\$800,000	26-Mar-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: 07 April 2026



3/6 NORMA CRESCENT SOUTH KNOXFIELD VIC 3180

3 2 2

Sold Price

^{RS} **\$803,000**

Sold Date

14-Mar-26

Distance

0.5km



7/44 KATHRYN ROAD KNOXFIELD VIC 3180

3 2 2

Sold Price

\$836,500

Sold Date

24-Jan-26

Distance

0.65km



23 EMICA PARADE KNOXFIELD VIC 3180

3 2 2

Sold Price

^{RS} **\$800,000**

Sold Date

26-Mar-26

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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