

## 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

2B BRICE GROVE KNOXFIELD VIC 3180

### 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Knoxfield

Period-from

01 May 2025

to

30 Apr 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 90 SHEPPARD DRIVE SCORESBY VIC 3179      | \$1,300,000 | 20-Dec-25 |
| 25 BELINDAVALE DRIVE KNOXFIELD VIC 3180  | \$1,368,000 | 22-Apr-26 |
| 136 WALLACE ROAD WANTIRNA SOUTH VIC 3152 | \$1,391,888 | 18-Apr-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 May 2026



## 90 SHEPPARD DRIVE SCORESBY VIC 3179

4 2 3

Sold Price **\$1,300,000** Sold Date **20-Dec-25**

Distance **1.73km**



## 25 BELINDA VALE DRIVE KNOXFIELD VIC 3180

4 2 2

Sold Price <sup>RS</sup> **\$1,368,000** Sold Date **22-Apr-26**

Distance **1.35km**



## 136 WALLACE ROAD WANTIRNA SOUTH VIC 3152

4 3 2

Sold Price <sup>RS</sup> **\$1,391,888** Sold Date **18-Apr-26**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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