

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

6/56 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

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

1/28 COROMANDEL CRESCENT SOUTH KNOXFIELD VIC 3180	\$888,000	01-Apr-26
2/386 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$840,000	23-Apr-26
3/47 KATHRYN ROAD KNOXFIELD VIC 3180	\$880,000	06-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: 04 May 2026

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1/28 COROMANDEL CRESCENT SOUTH KNOXFIELD VIC 3180

 3  2  2

Sold Price

^{RS}

\$888,000

Sold Date

01-Apr-26

Distance

0.35km



2/386 SCORESBY ROAD FERNTREE GULLY VIC 3156

 4  2  2

Sold Price

^{RS}

\$840,000

Sold Date

23-Apr-26

Distance

1.37km



3/47 KATHRYN ROAD KNOXFIELD VIC 3180

 3  2  2

Sold Price

\$880,000

Sold Date

06-Mar-26

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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