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 ST LAURENT RISE 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$801,000	Property type	Unit	Suburb	Knoxfield
Period-from	01 Sep 2025	to	31 Aug 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 HOUGHTON DRIVE FERNTREE GULLY VIC 3156	$720,000	26-Jun-26
38 ST LAURENT RISE KNOXFIELD VIC 3180	$750,000	02-Jul-26
14 WATLING GROVE FERNTREE GULLY VIC 3156	$770,000	31-Aug-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: 09 September 2026

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3 HOUGHTON DRIVE FERNTREE GULLY VIC 3156

3 2 2

Sold Price RS $720,000 Sold Date 26-Jun-26

Distance 1.23km

38 ST LAURENT RISE KNOXFIELD VIC 3180

3 2 2

Sold Price $750,000 Sold Date 02-Jul-26

Distance 0.1km

14 WATLING GROVE FERNTREE GULLY VIC 3156

3 2 2

Sold Price RS $770,000 Sold Date 31-Aug-26

Distance 1.29km

RS = Recent sale **UN** = Undisclosed Sale

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