

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

9 KNOWSLEY COURT WANTIRNA VIC 3152

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

\$1,030,000

&

\$1,133,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,138,000

Property type

House

Suburb

Wantirna

Period-from

01 Aug 2025

to

31 Jul 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 ABBEY COURT WANTIRNA VIC 3152	\$1,100,000	11-Aug-26
29 STOKES ROAD WANTIRNA VIC 3152	\$1,125,000	09-Jul-26
8 HAILEYBURY COURT WANTIRNA VIC 3152	\$1,116,000	01-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: 19 August 2026



1 ABBEY COURT WANTIRNA VIC 3152

 4  2  2

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **11-Aug-26**

Distance **0.18km**



29 STOKES ROAD WANTIRNA VIC 3152

 4  2  5

Sold Price ^{RS} **\$1,125,000** Sold Date **09-Jul-26**

Distance **1.52km**



8 HAILEYBURY COURT WANTIRNA VIC 3152

 4  2  2

Sold Price ^{RS} **\$1,116,000** Sold Date **01-Aug-26**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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