

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

3/92 ANNE 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

\$685,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Jul 2025

to

30 Jun 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

2/21 FERGUSON COURT FERNTREE GULLY VIC 3156	\$730,000	07-Jul-26
2/20 ANNE ROAD KNOXFIELD VIC 3180	\$718,000	30-May-26
1/16 HARWELL ROAD FERNTREE GULLY VIC 3156	\$700,000	07-May-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: 08 July 2026



2/21 FERGUSON COURT FERNTREE GULLY VIC 3156 Sold Price

^{RS} **\$730,000** Sold Date **07-Jul-26**

3 1 2

Distance **1.86km**



2/20 ANNE ROAD KNOXFIELD VIC 3180 Sold Price

^{RS} **\$718,000** Sold Date **30-May-26**

3 1 1

Distance **0.68km**



1/16 HARWELL ROAD FERNTREE GULLY VIC 3156 Sold Price

\$700,000 Sold Date **07-May-26**

3 1 1

Distance **1.75km**

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

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