

## 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

132 ANNE ROAD KNOXFIELD VIC 3180

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Knoxfield

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/19 LATONA AVENUE KNOXFIELD VIC 3180	\$809,000	26-Apr-25
150 ANNE ROAD SCORESBY VIC 3179	\$802,000	12-Apr-25

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: 22 July 2025



**1/19 LATONA AVENUE KNOXFIELD VIC 3180** Sold Price **\$809,000** Sold Date **26-Apr-25**

 3  1  2

Distance **0.19km**



**150 ANNE ROAD SCORESBY VIC 3179** Sold Price **\$802,000** Sold Date **12-Apr-25**

 3  2  1

Distance **0.21km**

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

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