

## 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

26 BELINDA VALE DRIVE 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

\$950,000

&

\$1,045,000

### 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

2 NARONG COURT KNOXFIELD VIC 3180	\$1,090,000	21-Jun-25
150 WALLACE ROAD WANTIRNA SOUTH VIC 3152	\$1,050,000	17-Apr-25
49 LLOYD STREET NORTH KNOXFIELD VIC 3180	\$1,038,000	14-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

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**2 NARONG COURT KNOXFIELD VIC 3180**

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **21-Jun-25**

3 2 2

Distance **0.16km**



**150 WALLACE ROAD WANTIRNA SOUTH VIC 3152**

Sold Price **\$1,050,000** Sold Date **17-Apr-25**

3 2 2

Distance **0.55km**



**49 LLOYD STREET NORTH KNOXFIELD VIC 3180**

Sold Price **\$1,038,000** Sold Date **14-Apr-25**

3 2 2

Distance **1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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