

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

18 Winnifred Crescent, Knoxfield VIC 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$970,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Knoxfield

Period - From

03/12/2024

to

02/06/2025

Source

core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Nevana Street Scoresby VIC 3179	\$987,500	10/05/2025
6 Windermere Drive Ferntree Gully VIC 3156	\$895,000	06/05/2025
1 Nevana Street Scoresby VIC 3179	\$990,000	03/05/2025

This Statement of Information was prepared on:

03/06/2025