

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

40 CHRISTIE STREET 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,069,700

Property type

House

Suburb

Knoxfield

Period-from

01 Mar 2025

to

28 Feb 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

13 FOSTER CRESCENT KNOXFIELD VIC 3180	\$950,000	20-Sep-25
4 GUM COURT KNOXFIELD VIC 3180	\$1,000,000	22-Nov-25
19 CHRISTIE STREET KNOXFIELD VIC 3180	\$1,042,000	13-Dec-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: 16 March 2026



13 FOSTER CRESCENT KNOXFIELD VIC 3180

Sold Price

\$950,000

Sold Date

20-Sep-25



3



2



4

Distance

0.96km



4 GUM COURT KNOXFIELD VIC 3180

Sold Price

\$1,000,000

Sold Date

22-Nov-25



3



2



2

Distance

1.48km



19 CHRISTIE STREET KNOXFIELD VIC 3180

Sold Price

\$1,042,000

Sold Date

13-Dec-25



3



1



1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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