

## 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

1/1519 Ferntree Gully Road, Knoxfield, VIC 3180
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$620,000

&

\$680,000

### Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Knoxfield (3180)

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### Comparable property sales

A

These are two properties sold within two kilometres of the property for sale in the last six 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

Address of comparable property	Price	Date of sale
1/76 LORETTO AVENUE, FERNTREE GULLY VIC 3156	\$595,000	15/11/2025
65 MCMAHONS ROAD, FERNTREE GULLY VIC 3156	\$640,000	31/01/2026

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 six months.

This Statement of Information was prepared on: 22/03/2026