

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

1/22 RICKARDS AVENUE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Dec 2024

to

30 Nov 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

1/57 RICKARDS AVENUE KNOXFIELD VIC 3180	\$752,000	15-Feb-25
1/36 RICKARDS AVENUE KNOXFIELD VIC 3180	\$795,000	27-Oct-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: 03 December 2025



1/57 RICKARDS AVENUE KNOXFIELD VIC 3180

 3
  1
  1

Sold Price **\$752,000** Sold Date **15-Feb-25**

Distance **0.38km**



1/36 RICKARDS AVENUE KNOXFIELD VIC 3180

 3
  1
  2

Sold Price ^{RS} **\$795,000** Sold Date **27-Oct-25**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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