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	42 Norma Crescent, Knoxfield, VIC 3180

Indicative selling price

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

Price Range	$890,000	&	$970,000

Median sale price

Median price	$943,000	Property Type	House	Suburb	Knoxfield (3180)
Period - From	01/08/2025	to	31/07/2025	Source	PropTrack

Comparable property sales

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 GRAHAM ROAD, KNOXFIELD VIC 3180	$868,000	29/06/2025
5 CAMBDEN PARK PARADE, FERNTREE GULLY VIC 3156	$931,000	09/08/2025
27A JOHNSON DRIVE, FERNTREE GULLY VIC 3156	$968,000	28/08/2025

This Statement of Information was prepared on: 01/09/2025

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