

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

9 KNEBORTH DRIVE STRATHTULLOH VIC 3338

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

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Strathulloh

Period-from

01 Nov 2024

to

31 Oct 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

2 MURRAYFIELD PLACE STRATHTULLOH VIC 3338	\$590,000	20-Aug-25
47 SANDYGATE CIRCUIT STRATHTULLOH VIC 3338	\$605,000	13-Oct-25
38 RICE FLOWER CRESCENT STRATHTULLOH VIC 3338	\$622,000	26-Aug-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 November 2025



**2 MURRAYFIELD PLACE
STRATHTULLOH VIC 3338**

 3  2  2

Sold Price **\$590,000** Sold Date **20-Aug-25**

Distance **0.49km**



**47 SANDYGATE CIRCUIT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price ^{RS} **\$605,000** Sold Date **13-Oct-25**

Distance **0.73km**



**38 RICE FLOWER CRESCENT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$622,000** Sold Date **26-Aug-25**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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