

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 4 Dunbar Avenue, Caulfield North 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$2,550,000 & \$2,750,000

## Median sale price

Median price \$1,689,500 Property type House Suburb Caulfield North  
Period - From 01/10/2024 to 31/12/2024 Source REIV

## 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 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
6 Lamellah St Caulfield 3162	\$2,530,000	11/11/2024
32 Otira Rd Caulfield North 3161	\$2,550,000	01/12/2024
3 Sagamore Ct Caulfield North 3161	\$2,920,000	15/09/2024

This Statement of Information was prepared on: 03/02/2025