

# 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 102/449 Hawthorn Rd, Caulfield South

## 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 \$625,000 & \$675,000

## Median sale price

Median price \$772,000 Property type Apartment Suburb Caulfield South  
Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
108/187 Booran Rd, Caulfield South	\$656,000	10/12/2023
204/7 Cowra St, Brighton	\$675,000	11/12/2023
119/380 Bay St, Brighton	\$665,000	02/12/2023

This Statement of Information was prepared on: 12/02/2024