

# 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

## 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

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## 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
303 Bambra Rd CAULFIELD SOUTH 3162	\$1,285,000	13/10/2024
1 Larch St CAULFIELD SOUTH 3162	\$1,351,000	06/10/2024
34 Stone St CAULFIELD SOUTH 3162	\$1,355,000	05/09/2024

This Statement of Information was prepared on: