

# 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 215B Kambrook Road Caulfield VIC 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,429,000

## Median sale price

Median price \$1,940,000 Property type HOUSE Suburb CAULFIELD

Period - From 01/04/2022 to 31/03/2023 Source REIV

## 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
2/63 Snowdon Avenue CAULFIELD VIC 3162	\$1,450,000	30/04/2023
1/18 Latrobe Street CAULFIELD SOUTH VIC 3162	\$1,348,000	05/03/2023
1/79 Clarence Street CAULFIELD SOUTH VIC 3162	\$1,315,000	25/02/2023

This Statement of Information was prepared on: 07/05/2023