

# 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 5/75 BAMBRA ROAD, CAULFIELD NORTH

## Indicative selling price

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

Single price \$1,049,000

## Median sale price

Median price \$620,000 Property type Unit Suburb Caulfield North

Period - From 01/07/2024 to 30/09/2024 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
1. 1/16 Glencoe Street, Caulfield North 3161	\$1,000,000	16/09/2024
2. 27 Huntly Street, Glen Huntly 3163	\$1,102,000	12/09/2024
3. 6/75 Bambra Road, Caulfield North 3161	\$1,047,000	18/08/2024

This Statement of Information was prepared on: 09/12/2024