

# 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 21 Kelburn Street Caulfield North VIC 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 \$2,300,000 & \$2,500,000

## Median sale price

Median price \$2,703,000 Property type HOUSE Suburb Caulfield North  
Period - From 01/10/2021 to 31/12/2022 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
1 2 Rosehill Avenue Caulfield North VIC 3161	\$2,320,000	23/02/2022
2 19 Lambert Road Caulfield North VIC 3161	\$2,450,000	05/12/2021
3 34 Fitzgibbon Crescent Caulfield North VIC 3161	\$2,370,000	21/11/2021

This Statement of Information was prepared on: 05/04/2022