

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11/6 Tattenham Street, Caulfield East Vic 3145

### Indicative selling price

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

Range between

\$280,000

&

\$300,000

### Median sale price\*

Median price

Property Type

Suburb

Caulfield East

Period - From

to

Source

### 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	3/25 The Avenue MALVERN EAST 3145	\$298,000	24/01/2025
2	214/839 Dandenong Rd MALVERN EAST 3145	\$300,000	09/11/2024
3	115/839 Dandenong Rd MALVERN EAST 3145	\$290,000	14/10/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/02/2025 10:58

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
 \$280,000 - \$300,000  
**No median price available**

## Comparable Properties



**3/25 The Avenue MALVERN EAST 3145 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$298,000  
**Method:** Private Sale  
**Date:** 24/01/2025  
**Property Type:** Apartment  
**Land Size:** 862 sqm approx



**214/839 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 09/11/2024  
**Property Type:** Apartment



**115/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900