

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 225b Kambrook Road, Caulfield 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,900,000 Property type House Suburb Caulfield
Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/19 Hartley Av Caulfield 3162	\$1,469,000	27/10/2024
8 Filbert St Caulfield South 3162	\$1,500,000	28/10/2024

This Statement of Information was prepared on: 24/02/2025