

# 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

346 Kooyong Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,199,000

Property Type House

Suburb Caulfield North

Period - From 02/04/2024

to

01/04/2025

Source

Property Data

### 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	36 Clarence St ELSTERNWICK 3185	\$1,950,000	01/03/2025
2	18 Northern Av BRIGHTON EAST 3187	\$1,956,200	08/11/2024
3			

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:

02/04/2025 09:23



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,800,000 - \$1,980,000  
Median House Price  
02/04/2024 - 01/04/2025: \$2,199,000

## Comparable Properties



36 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,950,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: House (Res)  
Land Size: 514 sqm approx



18 Northern Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,956,200  
Method: Sold Before Auction  
Date: 08/11/2024  
Property Type: House (Res)  
Land Size: 635 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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