

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 1/30-32 Anderson Street, CAULFIELD VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

A range between \$920,000 & \$980,000

Median sale price

Median price \$965,000 Property type Unit Suburb CAULFIELD

Period - From 01/10/2024 to 31/12/2024 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	5/75 Bambra Road, CAULFIELD NORTH 3161	\$1,049,000	108/01/2025
2	22 Malvern Grove, VCAULFIELD NORH 3161	\$1,040,000	17/12/2024
3	¾ Newlyn Street, CAULFIELD 3162	\$975,000	17/11/2024

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