

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

13/8 Hudson Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$642,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2024

to

31/12/2024

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	9/22 Fisher St MALVERN EAST 3145	\$525,000	13/11/2024
2	8/11 Roseberry Gr GLEN HUNTLY 3163	\$475,000	14/10/2024
3	6/7 Mulgrave St ELSTERNWICK 3185	\$465,000	18/09/2024

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:

11/02/2025 09:30



Property Type: Apartment

Agent Comments

Comparable Properties



9/22 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 13/11/2024

Property Type: Apartment



8/11 Roseberry Gr GLEN HUNTLY 3163 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 14/10/2024

Property Type: Strata Unit/Flat



6/7 Mulgrave St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$465,000

Method: Sale

Date: 18/09/2024

Property Type: Strata Unit/Flat

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