

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 3/3 Derby Parade, Caulfield North Victoria 3161

Indicative selling price

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

Single price N/A or range between \$440,000 & \$480,000

Median sale price

Median price \$642,000 Property type Apartment Suburb CAULFIELD NORTH

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. 2/1 Marne St ST KILDA EAST 3183	\$447,500	18/12/2024
2. 5/2 Wando Gr ST KILDA EAST 3183	\$490,000	15/01/2025
3. 4/670 Inkerman Rd CAULFIELD NORTH 3161	\$467,000	08/12/2024

This Statement of Information was prepared on: 18/03/2025