

# 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

17/129 Kambrook Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$580,000 & \$620,000

### Median sale price

Median price \$643,500 Property Type Unit Suburb Caulfield North

Period - From 12/02/2024 to 11/02/2025 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	5/2 Ash Gr CAULFIELD 3162	\$600,000	21/11/2024
2	6/14 Repton Rd MALVERN EAST 3145	\$585,000	07/09/2024
3	7/16 Repton Rd MALVERN EAST 3145	\$587,000	02/09/2024

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: 12/02/2025 15:43

Nicholas Kaine  
95209000  
0477555097  
nkaine@bigginScott.com.au



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
12/02/2024 - 11/02/2025: \$643,500

## Comparable Properties



**5/2 Ash Gr CAULFIELD 3162 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** Apartment



**6/14 Repton Rd MALVERN EAST 3145 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** Apartment



**7/16 Repton Rd MALVERN EAST 3145 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$587,000  
**Method:** Sold Before Auction  
**Date:** 02/09/2024  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140