

## 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

5-bedrooms, 4.5-Bathrooms, Double Car Garage plus one in Driveway Brand New almost Completed House 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) (\*Delete single price or range as applicable)

Single Price

\$6,900,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,270,000

Property type

House

Suburb

Caulfield North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

80 LUMEAH ROAD CAULFIELD NORTH VIC 3161	\$7,175,000	21-Nov-23

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 6 months.

This Statement of Information was prepared on: 07 March 2025

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**80 LUMEAH ROAD CAULFIELD  
NORTH VIC 3161**

 6  6  2

Sold Price

**\$7,175,000**

Sold Date

**21-Nov-23**

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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