

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 1/309 Glen Eira Road, Caulfield North

Indicative selling price

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

Single price \$1,295,000 or range between \$ & \$

Median sale price

Median price \$620,000 Property type Unit Suburb Caulfield North

Period - From 01/07/2024 to 30/09/2024 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. 3/54 Balaclava Road, St Kilda East VIC 3183	\$1,275,000	17/11/2024
2. 2/54 Snowdon Avenue, Caulfield VIC 3162	\$1,250,000	10/11/2024
3. 2/19 Redan Road, Caulfield North VIC 3161	\$1,307,000	27/10/2024

This Statement of Information was prepared on: 03/12/2024