

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 155 Sycamore Street, Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between &

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

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. 19 St Vincent St CAULFIELD EAST 3145	\$1,450,000	25/02/2024
2. 1/41 Almond St CAULFIELD SOUTH 3162	\$1,450,000	24/02/2024
3. 30b Newlyn St CAULFIELD 362	\$1,401,000	25/02/2024

This Statement of Information was prepared on: