

# 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

## Indicative selling price

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

**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
1/18-20 Narong Rd CAULFIELD NORTH 3161	\$950,000	16/11/2024
1/195 Orrong Rd ST KILDA EAST 3183	\$1,125,000	10/11/2024
4/4 Bambra Rd CAULFIELD NORTH 3161	\$950,000	17/11/2024

This Statement of Information was prepared on: