

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

13/125 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price*

Median price Property Type Suburb

Caulfield North

Period - From to Source

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	15/28 Eumeralla Rd CAULFIELD SOUTH 3162	\$405,000	13/12/2024
2	2/15 Bond St CAULFIELD NORTH 3161	\$395,000	08/08/2024
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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: 13/01/2025 11:14

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Apartment

Agent Comments

Comparable Properties



15/28 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment



2/15 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 08/08/2024

Property Type: Unit

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.