

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

209/10 STATION STREET CAULFIELD NORTH VIC 3161

Indicative selling price

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

Single Price

or range
between

\$499,999

&

\$549,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,270,000

Property type

House

Suburb

Caulfield North

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 403/8 STATION STREET CAULFIELD NORTH VIC 3161 | \$475,000 | 09-Dec-24 |
| | | |
| | | |

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: 03 April 2025



**403/8 STATION STREET
CAULFIELD NORTH VIC 3161**

 1  1  1

Sold Price **\$475,000** Sold Date **09-Dec-24**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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