

# 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 3/25 Eumeralla Road, Caulfield South Vic 3162

### Indicative selling price

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

Range between \$750,000 & \$800,000

### Median sale price

Median price \$990,000 Property Type Unit Suburb Caulfield South

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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	5/6 Ulupna Rd ORMOND 3204	\$762,000	07/11/2024
2	3/1 Spring Rd CAULFIELD SOUTH 3162	\$782,000	21/09/2024
3	4/25 Eumeralla Rd CAULFIELD SOUTH 3162	\$795,000	08/09/2024

**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: 05/02/2025 09:45



2   1   1

**Property Type:** Villa

## Comparable Properties



**5/6 Ulupna Rd ORMOND 3204 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$762,000

**Method:** Private Sale

**Date:** 07/11/2024

**Property Type:** Unit



**3/1 Spring Rd CAULFIELD SOUTH 3162 (REI/VG)**

[Agent Comments](#)

2   2   2

**Price:** \$782,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** Unit



**4/25 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 08/09/2024

**Property Type:** Apartment