Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3/25 Eumeralla Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Trainge Between \$7.50,000 \$4.50,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$990,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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





Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending December 2024: \$990,000



Property Type: Villa

Comparable Properties



5/6 Ulupna Rd ORMOND 3204 (REI)

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Price: \$762,000 Method: Private Sale Date: 07/11/2024 Property Type: Unit

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1 1

Agent Comments



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

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Price: \$782,000 Method: Auction Sale

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Agent Comments



Date: 21/09/2024 Property Type: Unit

4/25 Eumeralia Rd CAULFIELD SOUTH 3162 (REI/VG)

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Agent Comments



Price: \$795,000 **Method:** Private Sale **Date:** 08/09/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500





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